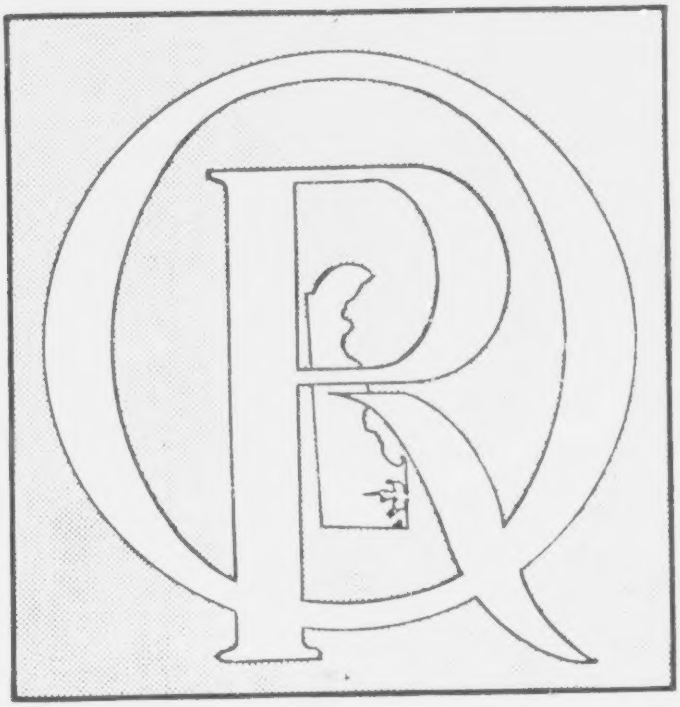
51345-2A

VOL. XIV, NO. 4 FALL, 1985

THIRD QUARTER, 1985

QUARTERLY REVIEW



HOUSING PRODUCTION IN DELAWARE

STATE OF DELAWARE
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT
AND
DELAWARE STATE HOUSING AUTHORITY

The cooperation of local building permit offices in supplying data for this report is gratefully acknowledged.

Document # 50-09-85-11-01
Printed in U.S.A.

QUARTERLY REVIEW
OF
HOUSING PRODUCTION
IN
DELAWARE

THIRD QUARTER, 1985

BY

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November, 1985

FOREWORD

Single-family homes in Delaware continued to outpace multi-family accommodations by a wide margin in 1985's third quarter with production of the former amounting to 917 units and the latter totaling only 93 units. Mobile home sales of 486 units brought the production total to 1,496.

It appears that an exceptionally strong fourth quarter is needed if total 1985 production is to exceed 1984's 5,709 units. In fact, it would have to be the best production quarter of the year, which is highly unlikely.

Most on-site activity occurred in New Castle County where the 701 units produced was a 17 percent increase over the second quarter, but 12 percent below last year's third quarter total. Mobile home sales were up statewide by 28 percent over second quarter sales and 23 percent better than 1984's third quarter. As usual, most mobile home sales were recorded in Kent County--289 out of 486.

Robert S. Moyer

ROBERT S. MOYER
State Director of Housing

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INTRODUCTION

This report presents housing activity in Delaware for the third quarter of 1985. Included are data on the number of new housing units authorized by building permit, construction costs, the number of mobile homes sold, details on unit composition as well as data on rehabilitated housing units and residential demolitions.

Information herein relates only to new housing units intended for occupancy on a housekeeping basis. The figures are actual totals accumulated from authorized building permits recorded by various jurisdictions and compiled by the Division of Housing and Community Development. Excluded from the data are hotels, motels and other group residential structures, as well as seasonal units. However, to keep track of total housing construction in Delaware, the Division is now counting new housing units initially intended as a second home but which are being constructed for eventual conversion to a year-round retirement home. During the third quarter of 1985, 70 additional units began construction which are presently classified as seasonal housing structures. There is no profile data on these type units in the Quarterly Review.

Although the data relates to permit issuance rather than actual housing starts, permits are prompt, accurate indicators of construction activity. The United States Bureau of Census states that approximately 98-99 percent of all authorized construction is eventually undertaken. So, for simplification, permit issuance is expressed as "starts".

Building Permit Jurisdictions

New Castle and Kent County's building permit systems cover all unincorporated areas within their respective boundaries plus those areas without permit systems. Those towns and municipalities having permit laws are counted as separate entries within their counties. Therefore, Milford's data is counted in the county containing the building activity.

Sussex County includes all municipalities in its building permit system, so it is necessary to adjust the total in order to avoid double-counting.

Definitions

Housing Units - defined for the purpose of this report, a housing unit consists of a room or group of rooms intended for occupancy as separate year-round living quarters by a family, group of unrelated people living together or a person living alone.

In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Migratory, seasonal and vacation housing have been omitted.

Single Family Unit - one family free-standing home and townhouses or row houses intended to be sold.

Multi-Family Units - a building occupied by more than one family all sharing a common area of land (i.e. condominiums, apartments and townhouses intended to be rented).

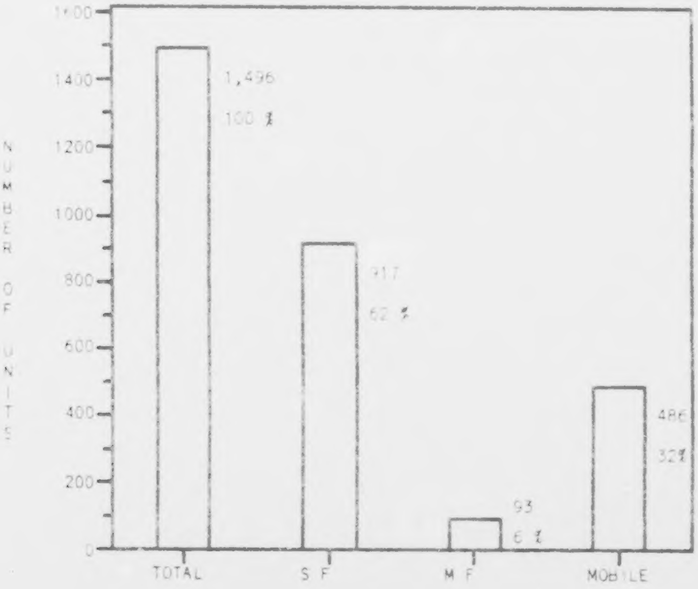
Substantial Rehabilitation - additions and alterations containing three of the following four elements constitute substantial rehabilitation: electrical, heating, plumbing or structural work. Chart 7 presents enumeration on substantial rehabilitation as taken from building permits.

HOUSING PRODUCTION THIRD QUARTER, 1985

STATEWIDE

New housing units produced in Delaware during July, August and September totalled 1,496, 3% less than new units produced last quarter and 11% below total housing production figures recorded for the third quarter last year. Although the third quarter normally produces the year's best housing activity period, 1985's third quarter overall housing construction totals were lower than normal due to the drop in multi-family construction. Both single and multi-family housing starts decreased by 6% and 52% respectively this quarter from last, but mobile home sales rose 28% over last quarter's figures. Single family starts and mobile home sales this quarter are 52% and 23% greater respectively than 1984's third quarter count, but multi-family production dropped 86%. On site units built this quarter totalled 1,010 and 486 new mobile homes were titled.

Figure 1. Third Quarter 1985 Housing Production in Delaware



New Castle County continues to account for more than half of the State's single family housing activity. While single family housing construction decreased in Kent and Sussex Counties this quarter compared to last, New Castle County displayed a 21% increase. Delaware's northern county also leads with more than half the number of new multi-family housing units begun this quarter occurring there. Fifty-nine percent (59%) of new mobile homes titled this quarter are situated in Kent County.

Of the 917 single family units begun during July, August and September, 50 were specifically identified as manufactured homes. Sussex County recorded 12, Kent County 12, and New Castle County granted permits for 26. The majority continues to be manufactured by Nanticoke Homes of Greenwood.

COUNTY ON-SITE CONSTRUCTION

Total on-site activity in New Castle County (701) increased 17% this quarter from last, but is down 12% from units started this time last year. Single family on-site construction increased 21% this quarter from the second quarter and more than doubled over new housing starts counted in 1984's third quarter. New subdivisions spread throughout the county account for most of the single family residential activity this quarter. Multi-family housing starts totalled 75 units, eight units less than similar units begun last quarter and 424 units less than starts recorded during last year's third quarter, which experienced a surge in multi-family activity with the construction of two apartment rental projects: the Elms, near Newark and the Village of Canterbury off Route 7. Most of this quarter's multi-family construction continues at Alden Apartments near Newark, and Birch Pointe, a condominium development in Pike Creek Valley.

On-site housing construction in Kent County totalled 105 units this quarter, down 25 units from second quarter, 1985 figures and 21 units less than those started this time last year. Most of this quarter's activity occurred in the unincorporated areas of Kent County, but continued construction at new housing subdivisions in the northwest section of the City of Dover accounted for a fourth of the recorded housing starts. No multi-family residential activity occurred in Kent County again this quarter.

Single and multi-family on-site housing starts in Sussex County totalled 204 units this quarter, down 53% from last quarter and 24% less than production one year ago this time. Single family starts totalled 186 units, 43% less than last quarter, but 3% more than third quarter, 1984. Multi-family starts this quarter totalled only 18 units, 84% less than last quarter and 79% less than last year at this time. Because construction moratoriums are continuing in several coastal towns, practically all single family construction is still taking place in unincorporated county areas just outside town/city limits along the shore. Multi-family unit activity in Sussex County consisted of 18 condominiums built at scattered sites outside incorporated town limits.

MOBILE HOME ACTIVITY

The State's Division of Motor Vehicles reports new mobile homes titled during 1985's third quarter totalled 486, 28% better than sales recorded in the preceding three months. Statewide sales this quarter are also 23% above mobile homes titled in 1984's third quarter.

Most (289) of this quarter's mobile homes were registered in Kent County and comprise nearly three-fourths of total housing production there this quarter. Sales are up in Kent County this quarter by 10% over the second three-month period of 1985.

New mobile homes titled in New Castle County this quarter tallied 15, an 8 unit increase over last quarter, and sales in Sussex County increased to 182 this period, 64% more than last quarter. Mobile home data for the past year by county and quarter is included in Housing Data Charts 1A, B and C.

CONSTRUCTION COSTS

Reported from building permits; costs of land, architectural services, engineering, financing and other professional fees are not included.

TOTAL COSTS

The 1,010 units of on-site housing construction started this quarter generated a total permit value construction cost of $39,489,225, a more than $22 million decrease from the $61,603,268 recorded last quarter for 1,165 new housing units. Statewide single family total costs for the 917 units this quarter amounted to $37,035,558. The 93 multi-family units started this quarter are permit valued at $2,453,667 in total construction costs.

Compared to housing construction dollars generated one year ago, this quarter's total on-site costs are 19% less than the $48,604,748 recorded for 1984's third quarter. Total construction costs by county and unit types for this quarter, as compared to last quarter and the comparable third quarter, 1984 are shown in Table I.

TABLE I

Single Family Production

	3rd Qtr. 1985	2nd Qtr. 1985	3rd Qtr. 1984
New Castle Co.	$23,122,618	$18,838,976	$11,901,004
Kent Co.	5,031,348	6,331,780	5,124,020
Sussex Co.	8,881,592	27,312,909	9,250,334

Multi-Family Production

	3rd Qtr. 1985	2nd Qtr. 1985	3rd Qtr. 1984
New Castle Co.	$ 1,492,667	$ 3,567,550	$15,435,320
Kent Co.	0	0	2,699,820
Sussex Co.	961,000	5,552,053	4,194,250

AVERAGE COSTS

Statewide average housing construction costs this quarter for both single and multi-family on-site units decreased 26% to $39,098 from last quarter but rose 4% from average unit costs recorded one year ago this time. The average construction cost for a single family unit this quarter is $40,388, 25% less than costs per unit last quarter, and 7% lower per-unit than 1984's third quarter records. The statewide per-unit construction cost of a multi-family apartment this quarter is $26,384, down 45% from costs reported last quarter, and 19% less than costs reported in the third quarter last year.

Average on-site construction costs decreased in each Delaware county this quarter compared to last. New single family average construction costs were lowest in New Castle County this quarter at $35,115, 6% below costs last quarter but 2% above comparable construction costs one year ago this quarter. Although the highest cost per single family unit this quarter is $48,248 in Sussex County, that figure is down 36% from last quarter and 7% less than like costs this time last year. The average cost for a new single family home in Kent County decreased to 47,918, 2% less than second quarter, 1985 costs, but is 40% more than per unit costs reported for the third quarter last year.

Average construction costs this quarter by housing unit type and county as comparaed to last quarter and 1984's third quarter are shown in Table II below.

TABLE II

Single Family Units

	3rd Qtr. 1985	2nd Qtr. 1985	3rd Qtr. 1984
New Castle Co.	$36,937	$36,439	$40,206
Kent Co.	47,918	48,706	40,667
Sussex Co.	47,750	84,299	51,107

Multi-Family Units

	3rd Qtr. 1985	2nd Qtr. 1985	3rd Qtr. 1984
New Castle Co.	$19,902	$42,983	$30,933
Kent Co.	0	0	26,212
Sussex Co.	53,389	50,019	48,770

UNIT PROFILE

Housing data charts 4, 5 and 6 detail statistics gathered from building permits with regard to the planned number of bedrooms, square feet of living space and the type of heat selected per unit.

Of the 1,010 new housing units for which construction started during the third quarter, 1985, more than half (52%) were for the single family home designed with three bedrooms. The four-bedroom single family home demand increased to 214 units representing 21% of total activity this quarter. A two-bedroom floor plan was the most popular for a new multi-family unit this quarter. The breakdowns of bedroom mix per unit type this quarter compared to one year earlier are shown in Table III on the following page.

TABLE III

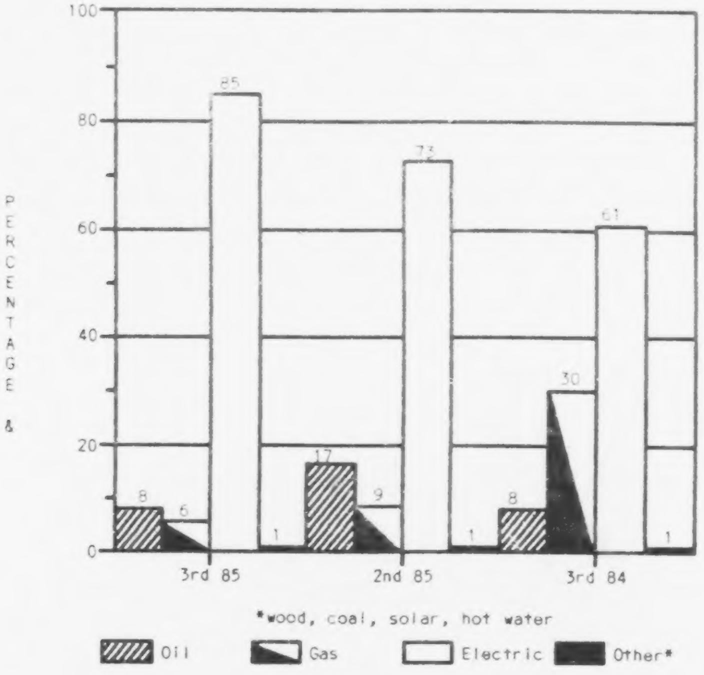
# Bedrooms	Single Family 1985 3rd Qtr.	 1984 3rd Qtr.	Multi-Family 1985 3rd Qtr.	 1984 3rd Qtr.
1	1%	1%	26%	49%
2	18%	19%	66%	42%
3	58%	64%	6%	8%
4+	23%	16%	2%	1%

The larger-sized unit -- over 1,500 square feet -- again carried the lead in per unit living space preference with 50% of the 1,010 on-site new units. Most (81%) of these units are in New Castle County. Mid-sized new housing units -- between 1,000 and 1,500 square feet -- were the most favored by Kent and Sussex countians this quarter. The smaller unit -- less than 1,000 square feet -- accounted for 14% of the total units built.

Electric heat (primarily via a heat pump) continued to be the most favored heat source in Delaware this quarter with 85%, a 12% increase above last quarter's figures, and 24% above last year's 3rd quarter level. Of the 859 new homes to be heated by electric, more than half are in New Castle County. Fifty-three percent (53%) of oil-heated new units this quarter are in Sussex County, and nearly half new units this quarter to be heated with gas are in New Castle County. Electric heat remains the dominant source of heat in each Delaware county.

The distribution of heating sources for on-site residential construction this quarter, compared to last quarter and the comparable third quarter of 1984 is shown in Figure 2 below.

Figure 2. Third Quarter 1985 Fuel Comparison



In summary, the most popular new housing unit begun during July, August and September, 1985, is a three bedroom single family home containing over 1,500 square feet of living space and heated by an electric heat pump.

REHABILITATED HOUSING

Home modifications or improvements for which permits have been issued range from adding a bathroom, bedroom or family room to substantial rehabilitation of a fire-damaged unit. Alterations and additions to existing housing units in Delaware this quarter totalled 363 at a total cost of $7,234,790 averaging $19,931 per unit.

Housing renovation work this quarter increased 6% over last quarter's improvements and is 35% more than recorded one year ago. The average unit costs this quarter rose $4,228 per home, and Delawareans are spending $1,485 more per unit than average renovation/modification costs this quarter last year. The majority of home improvements this quarter continue to occur in New Castle County, in the City of Wilmington due to the Wilmington Housing Authority's rehabilitation of a significant number of the units recorded there this quarter.

FEDERAL ASSISTANCE

Federal assistance in the form of direct loans, subsidies, mortgage insurance or mortgage guarantees for newly constructed homes in Delaware during 1985's third quarter was extended to 36 units, 3 less than last quarter. Most of the units (30) are receiving construction loans from the U.S. Farmers Home Administration, and half of those (15) are in Sussex County. The remaining 6 insured loans are by the Federal Housing Administration. No loans were extended by the Veterans Administration this quarter.

NATIONAL HOUSING PICTURE

National housing starts, according to the U.S. Department of Commerce, tumbled 9.3% in September to a seasonally adjusted annual rate of 1,583,000 units from a revised 1,746,000 in August. Several economists predicted that housing starts will increase during the fourth quarter, 1985, buoyed by stable mortgage rates. But national housing data so far shows housing starts decreased in every region in September with the largest decline in the West. Single family starts fell 10.4% to a 962,000 unit rate, their lowest since August, 1984. Apartment construction fell 7.6% to an annual rate of 621,000 units in September.

APPENDIX A

HOUSING DATA CHARTS

1 - 8

NEW CASTLE COUNTY

CHART 1-A: ON-SITE PERMITS ISSUED
AND MOBILE HOME SALES

LOCATION	STRUCTURE	1984 3rd Qtr.	4th Qtr.	1984 TOTAL	1985 1st Qtr	2nd Qtr	3rd Qtr.	Year To Date
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	0	0	0	3	3
	M-F	0	0	0	0	0	0	0
New Castle	S-F	0	1	7	3	1	7	11
	M-F	0	0	0	0	10	0	10
Newark	S-F	15	24	71	3	13	34	50
	M-F	16	0	16	0	10	0	10
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
Wilmington	S-F	8	26	59	4	19	15	38
	M-F	15	50	108	62	0	0	62
New Castle Co. Balance	S-F	273	463	1,329	232	484	567	1,283
	M-F	468	218	712	18	63	75	156
New Castle Co. Total On-Site Activity	S-F	296	514	1,466	242	517	626	1,385
	M-F	499	268	836	80	83	75	238
	Total	795	782	2,302	322	600	701	1,623
County Mobile Home Sales		7	9	27	7	7	15	29
TOTAL COUNTY PRODUCTION		802	791	2,329	329	607	716	1,652

KENT COUNTY

CHART 1-B: ON-SITE PERMITS ISSUED
AND MOBILE HOME SALES

LOCATION	STRUCTURE	1984 3rd Qtr	4th Qtr	1984 TOTAL	1985 1st Qtr.	2nd Qtr	3rd Qtr	YEAR TO DATE
Camden	S-F	1	0	1	1	0	11	12
	M-F	0	0	0	0	0	0	0
Dover	S-F	67	42	220	39	36	26	101
	M-F	50	0	50	0	0	0	0
Harrington	S-F	1	0	3	0	2	2	4
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	0	0	0	1	3	4
	M-F	5	0	5	0	0	0	0
Smyrna	S-F	4	8	21	3	11	2	16
	M-F	0	0	10	10	0	0	10
Kent County Balance	S-F	53	54	211	65	80	61	206
	M-F	48	0	120	0	0	0	0
Kent County Total On-Site Activity	S-F	126	104	456	108	130	105	343
	M-F	103	0	185	10	0	0	10
	Total	229	104	641	118	130	105	353
County Mobile Home Sales		230	264	956	208	263	289	760
TOTAL COUNTY PRODUCTION		459	368	1,597	326	393	394	1,113

SUSSEX COUNTY

CHART 1-C: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

LOCATION	STRUCTURE	1984 3rd Qtr	4th Qtr	1984 TOTAL	1985 1st Qtr	2nd Qtr	3rd Qtr.	Year TO DATE
Bethany	S-F	47	23	132	24	17	5	46
	M-F	0	0	0	0	0	0	0
Bethel	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	0	2	2	2	3	2	7
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	0	1	1	0	0	1	1
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	0	5	5	0	0	5	5
	M-F	0	0	0	9	0	0	9
Fenwick Island	S-F	0	0	4	0	1	0	1
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	3	3	8	17	2	3	22
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	0	0	0	0	0	0	2
	M-F	0	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	0	5	6	1	1	0	2
	M-F	0	0	0	0	0	0	0
Lewes	S-F	4	18	24	5	5	3	13
	M-F	0	3	3	0	0	0	0
Milford (S)	S-F	1	2	8	3	3	0	6
	M-F	0	32	36	0	0	6	6
Millsboro	S-F	1	2	6	1	1	0	2
	M-F	0	0	0	0	0	0	0
Milton	S-F	0	0	1	0	2	1	3
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	5	3	17	7	4	3	14
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	1	1	2	1	1	0	2
	M-F	0	0	0	17	0	0	17
Seaford	S-F	3	1	10	3	0	2	5
	M-F	40	18	62	0	0	0	0
Selbyville	S-F	1	2	7	0	3	0	3
	M-F	0	0	0	0	0	4	4
Slaughter Beach	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
South Bethany	S-F	7	14	67	13	14	6	33
	M-F	0	0	0	0	0	0	0
Sussex County Balance	S-F	108	93	458	111	265	155	531
	M-F	46	24	388	47	111	8	166
Sussex County Total On-Site Activity	S-F	181	175	758	188	324	186	698
	M-F	86	77	489	73	111	18	202
	Total	267	252	1,247	261	435	204	900
County Mobile Home Sales		158	165	536	76	111	182	369
TOTAL COUNTY PRODUCTION		425	417	1,783	337	546	386	1,269
STATEWIDE HOUSING PRODUCTION	S-F	603	793	2,680	538	971	917	2,426
	M-F	688	345	1,510	163	194	93	450
	Total	1,291	1,138	4,190	701	1,165	1,010	2,876
	M-H	395	438	1,519	291	381	486	1,158
	TOTAL	1,686	1,576	5,709	992	1,546	1,496	4,034

CHART 2-A: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

NEW CASTLE COUNTY

LOCATION	STRUCTURE	1984 3rd Qtr.	4th Qtr	1984 TOTAL	1985 1st Qtr.	2nd Qtr	3rd Qtr.	YEAR TO DATE
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	0	0	0	85,000	85,000
	M-F	0	0	0	0	0	0	0
New Castle	S-F	0	35,000	525,000	185,000	35,000	250,000	470,000
	M-F	0	0	0	0	375,000	0	375,000
Newark	S-F	665,357	864,389	2,326,746	190,000	522,501	1,016,000	1,728,501
	M-F	463,732	0	463,732	0	293,000	0	293,000
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
Wilmington	S-F	343,000	1,341,000	2,614,000	410,000	796,000	514,000	1,720,000
	M-F	500,000	3,000,000	5,000,000	2,814,000	0	0	2,814,000
New Castle Co. Balance	S-F	10,892,647	16,945,037	50,597,102	6,274,661	17,485,495	21,257,618	45,017,754
	M-F	14,471,588	5,163,400	20,901,938	410,000	2,899,550	1,492,667	4,802,217
New Castle Co. TOTAL	S-F	11,901,004	19,185,426	56,062,848	7,059,661	18,838,976	23,122,618	49,021,255
	M-F	15,435,320	8,136,400	26,365,670	3,224,000	3,567,550	1,492,667	8,284,217
	TOTAL	27,336,324	27,321,826	82,428,518	10,283,661	22,406,526	24,615,285	57,305,472

CHART 2-B: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

KENT COUNTY

LOCATION	STRUCTURE	1984 3rd Qtr.	4th Qtr.	1984 TOTAL	1985 1st. Qtr.	2nd. Qtr.	3rd. Qtr.	YEAR TO DATE
Camden	S-F	40,265	0	40,265	36,000	0	374,000	410,000
	M-F	0	0	0	0	0	0	0
Dover	S-F	2,146,000	1,413,000	7,020,600	1,302,000	1,293,200	1,149,000	3,744,200
	M-F	1,600,000	0	1,600,000	0	0	0	0
Harrington	S-F	35,000	0	109,300	0	59,500	62,000	121,500
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	0	0	0	36,500	162,000	198,500
	M-F	175,000	0	175,000	0	0	0	0
Smyrna	S-F	122,090	285,640	786,053	91,040	530,115	70,520	691,675
	M-F	0	0	200,000	175,000	0	0	175,000
Kent County Balance	S-F	2,780,065	2,790,897	10,182,595	3,248,578	4,412,465	3,213,828	10,874,871
	M-F	924,820	0	2,226,820	0	0	0	0
Kent County TOTAL	S-F	5,124,020	4,489,537	19,138,813	4,677,618	6,331,780	5,031,348	16,040,746
	M-F	2,699,820	0	4,201,820	175,000	0	0	175,000
	TOTAL	7,823,840	4,489,537	23,340,633	4,852,618	6,331,780	5,031,348	16,215,746

CHART 2-C: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

SUSSEX COUNTY

LOCATION	STRUCTURE	1984 3rd Qtr	4th Qtr	1984 TOTAL	1985 1st Qtr	2nd Qtr	3rd Qtr	YEAR TO DATE
Bethany	S-F	2,288,466	1,485,600	6,434,402	1,356,288	1,199,100	415,220	2,970,608
	M-F	0	0	0	0	0	0	0
Bethel	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	0	71,037	71,037	49,000	100,000	64,000	213,000
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	0	40,000	40,000	0	0	60,000	60,000
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	0	456,000	456,500	0	0	400,000	400,000
	M-F	0	0	0	900,000	0	0	900,000
Fenwick Island	S-F	0	0	256,000	0	80,000	0	80,000
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	108,000	287,500	486,500	469,000	73,000	146,000	688,000
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	0	0	0	0	50,000	0	50,000
	M-F	0	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	0	174,100	207,700	37,000	36,000	0	73,000
	M-F	0	0	0	0	0	0	0
Lewes	S-F	209,106	1,003,150	1,292,256	218,375	325,390	181,400	725,165
	M-F	0	60,000	60,000	0	0	0	0
Milford (S)	S-F	65,000	66,000	482,025	136,400	218,750	0	355,150
	M-F	0	800,000	880,000	0	0	135,000	135,000
Millsboro	S-F	69,000	87,000	273,750	38,000	38,000	0	76,000
	M-F	0	0	0	0	0	0	0
Milton	S-F	0	0	30,000	0	92,000	49,000	141,000
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	219,500	152,600	761,000	287,000	265,000	158,900	710,900
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	80,000	60,000	140,000	65,000	58,000	0	123,000
	M-F	0	0	0	1,600,000	0	0	1,600,000
Seaford	S-F	193,719	90,000	537,653	235,000	0	76,875	311,875
	M-F	1,262,500	500,000	1,837,500	0	0	0	0
Selbyville	S-F	31,000	71,800	298,200	0	152,000	0	152,000
	M-F	0	0	0	0	0	30,000	30,000
Slaughter Beach	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
South Bethany	S-F	478,350	839,705	4,202,082	981,254	1,150,990	376,268	2,508,512
	M-F	0	0	0	0	0	0	0
Sussex County Balance	S-F	5,508,323	4,165,993	22,050,071	5,342,098	23,474,679	6,953,929	35,770,706
	M-F	2,931,750	1,516,000	18,305,738	3,056,000	5,552,053	796,000	9,404,053
Sussex County TOTAL	S-F	9,250,334	9,050,485	38,018,676	9,214,415	27,312,909	8,881,592	45,408,916
	M-F	4,194,250	2,876,000	21,083,238	5,556,000	5,552,053	961,000	12,069,053
	TOTAL	13,444,584	11,926,485	59,101,914	14,770,415	32,864,962	9,842,592	57,477,969
STATEWIDE	S-F	26,275,358	32,725,448	113,220,337	20,951,694	52,483,665	37,035,558	110,470,917
	M-F	22,329,390	11,012,400	51,623,728	8,955,000	9,119,603	2,453,667	20,528,270
	TOTAL	48,604,748	43,737,848	164,844,065	29,906,694	61,60[illegible],268	39,489,225	130,999,187

Chart 3-A: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

NEW CASTLE COUNTY

LOCATION	STRUCTURE	1984 3rd Qtr.	4th Qtr	1984 TOTAL	1985 1st Qtr	2nd Qtr	3rd Qtr	YEAR TO DATE
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	0	0	0	28,333	28,333
	M-F	0	0	0	0	0	0	0
New Castle	S-F	0	35,000	75,000	61,667	35,000	35,714	42,727
	M-F	0	0	0	0	37,500	0	37,500
Newark	S-F	44,357	[illegible],016	32,771	63,333	40,192	29,882	34,570
	M-F	28,983	0	28,983	0	29,300	0	29,300
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
Wilmington	S-F	42,875	51,577	44,305	102,500	41,895	34,267	45,263
	M-F	33,333	60,000	46,296	45,387	0	0	45,387
New Castle Co. Balance	S-F	39,900	36,598	38,072	27,046	36,127	37,491	35,088
	M-F	30,922	23,685	29,357	22,778	46,024	19,902	30,783
New Castle Co. TOTAL	S-F	40,206	37,326	38,242	29,172	36,439	36,937	35,394
	M-F	30,933	30,360	31,538	40,300	42,983	19,902	34,808
	TOTAL	34,385	34,938	35,807	31,937	37,344	35,115	35,308

CHART 3-B: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
KENT COUNTY

LOCATION	STRUCTURE	1984 3rd Qtr.	4th Qtr	1984 TOTAL	1985 1st Qtr	2nd Qtr	3rd Qtr	YEAR TO DATE
Camden	S-F	40,265	0	40,265	36,000	0	34,000	34,167
	M-F	0	0	0	0	0	0	0
Dover	S-F	32,039	33,643	31,912	33,385	35,922	44,192	37,071
	M-F	32,000	0	32,000	0	0	0	0
Harrington	S-F	35,000	0	36,433	0	29,750	31,000	30,375
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	0	0	0	36,500	54,000	49,625
	M-F	35,000	0	35,000	0	0	0	0
Smyrna	S-F	30,523	35,705	37,431	30,347	48,192	35,260	43,230
	M-F	0	0	20,000	17,500	0	0	17,500
Kent County Balance	S-F	52,454	51,683	48,259	49,978	55,156	52,686	52,790
	M-F	19,267	0	18,557	0	0	0	0
Kent County TOTAL	S-F	40,667	43,169	41,971	43,219	48,706	47,918	46,766
	M-F	26,212	0	22,713	17,500	0	0	17,500
	TOTAL	34,165	43,169	36,413	41,124	48,706	47,918	45,937

CHART 3-C: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
SUSSEX COUNTY

LOCATION	STRUCTURE	1984 3rd Qtr	4th Qtr.	1984 TOTAL	1985 1st. Qtr	2nd Qtr.	3rd Qtr.	YEAR TO DATE
Bethany	S-F	48,688	64,591	48,745	56,512	70,535	83,044	64,578
	M-F	0	0	0	0	0	0	0
Bethel	S-F	0	0	0	0	0	0	0
	M-F	0	0		0	0	0	0
Blades	S-F	0	35,519	35,519	24,500	33,333	32,000	30,429
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	0	40,000	40,000	0	0	60,000	60,000
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	0	91,200	91,200	0	0	80,000	80,000
	M-F	0	0	0	100,000	0	0	100,000
Fenwick Island	S-F	0	0	64,000	0	80,000	0	80,000
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	36,000	95,833	60,000	27,588	36,500	48,667	31,273
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	0	0	0	0	25,000	0	25,000
	M-F	0	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	0	34,820	34,617	37,000	36,000	0	36,500
	M-F	0	0	0	0	0	0	0
Lewes	S-F	52,277	55,731	53,844	43,675	65,078	60,467	55,782
	M-F	0	20,000	20,000	0	0	0	0
Milford (S)	S-F	65,000	33,000	60,253	45,467	72,917	0	59,192
	M-F	0	25,000	24,444	0	0	22,500	22,500
Millsboro	S-F	69,000	43,500	45,625	38,000	38,000	0	38,000
	M-F	0	0	0	0	0	0	0
Milton	S-F	0	0	30,000	0	46,000	49,000	47,000
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	43,900	50,867	44,765	41,000	66,250	52,967	50,779
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	80,000	60,000	70,000	65,000	58,000	0	61,500
	M-F	0	0	0	94,118	0	0	94,118
Seaford	S-F	64,573	90,000	53,765	78,333	0	38,438	62,375
	M-F	31,000	27,778	29,637	0	0	0	0
Selbyville	S-F	31,000	35,900	42,600	0	50,667	0	50,667
	M-F	0	0	0	0	0	7,500	7,500
Slaughter Beach	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
South Bethany	S-F	68,336	59,979	62,718	75,481	82,214	62,711	76,016
	M-F	0	0	0	0	0	0	0
Sussex County Balance	S-F	51,003	44,796	48,144	48,127	88,584	44,864	67,365
	M-F	63,734	63,167	47,180	65,021	50,019	99,500	56,650
Sussex County TOTAL	S-F	51,107	51,717	50,157	49,013	84,299	47,750	65,056
	M-F	48,770	37,351	43,115	76,110	50,019	53,38[illegible]	59,748
	TOTAL	50,354	47,327	47,395	56,592	75,552	48,248	63,864
STATEWIDE	S-F	43,574	41,268	42,246	38,944	54,051	40,388	45,536
	M-F	32,456	31,920	34,188	54,939	47,008	26,384	45,618
	TOTAL	37,649	38,434	39,342	42,663	52,878	39,098	45,549

CHART 4A NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCATION	3rd QUARTER 1984								1984 TOTAL							
	1 BR		2 BR		3 BR		4 BR		1 BR		2 BR		3 BR		4 BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0
Newark	0	8	1	8	9	0	5	0	0	8	10	8	54	0	7	0
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Wilmington	0	15	0	0	8	0	0	0	0	54	16	54	43	0	0	0
County Balance	1	201	42	240	159	27	71	0	7	240	244	443	652	29	426	0
COUNTY TOTAL	1	224	43	248	176	27	76	0	7	302	270	505	756	29	433	0
KENT																
Camden	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0
Dover	0	50	22	0	43	0	2	0	0	59	95	0	109	0	16	0
Harrington	0	0	0	0	1	0	0	0	0	0	1	0	2	0	0	0
Milford (K)	0	0	0	3	0	2	0	0	0	0	0	3	0	2	0	0
Smyrna	0	0	0	0	4	0	0	0	0	0	0	10	20	0	1	0
County Balance	1	36	11	12	34	0	7	0	3	96	39	24	146	0	23	0
COUNTY TOTAL	1	86	34	15	82	2	9	0	3	146	136	37	277	2	40	0
SUSSEX																
Bethany	0	0	7	0	35	0	5	0	0	0	19	0	88	0	25	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Bridgeville	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	0	0	0	0	0	0	0	0	0	0	0	1	0	4	0
Fenwick Island	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0
Georgetown	0	0	1	0	2	0	0	0	0	0	2	0	4	0	2	0
Greenwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0
Lewes	0	0	1	0	3	0	0	0	1	0	1	1	22	0	0	0
Milford (S)	0	0	0	0	1	0	0	0	0	18	0	18	6	0	2	0
Millsboro	0	0	0	0	1	0	0	0	0	0	0	0	6	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Ocean View	0		0	0	5	0	0	0	0	0	0	0	17	0	0	0
Rehoboth	0	0	1	0	0	0	0	0	0	0	1	0	0	0	1	0
Seaford	0	24	0	16	1	0	0	0	0	24	0	38	10	0	0	0
Selbyville	0	0	0	0	1	0	0	0	0	0	0	0	7	0	0	0
Slaughter Beach	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
South Bethany	0	0	0	0	4	0	3	0	0	0	11	0	44	0	12	0
County Balance	6	0	26	8	74	29	6	5	11	12	164	146	257	196	26	34
COUNTY TOTAL	6	24	36	24	129	29	14	5	12	54	199	205	475	196	72	34
STATEWIDE TOTAL	8	334	113	287	387	58	99	5	22	502	605	747	1,508	227	545	34

CHART 4B: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCATION	3rd QUARTER 1985								1985 TOTAL TO DATE							
	1 BR		2 BR		3 BR		4 BR		1 BR		2 BR		3 BR		4 BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	3	0	0	0	0	0	0	0	3	0	0	0	0	0
New Castle	1	0	2	0	4	0	0	0	1	2	2	4	7	4	1	0
Newark	0	0	5	0	27	0	2	0	0	0	14	0	39	0	6	1
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wilmington	0	0	0	0	15	0	0	0	0	62	4	0	34	0	0	0
County Balance	1	18	94	57	274	0	198	0	3	39	188	106	700	11	392	0
COUNTY TOTAL	2	18	104	57	320	0	200	0	4	103	211	110	780	15	399	1
KENT																
Camden	0	0	11	0	0	0	0	0	0	0	11	0	1	0	0	0
Dover	0	0	0	0	26	0	0	0	0	0	20	0	66	0	15	0
Harrington	0	0	2	0	0	0	0	0	0	0	2	0	2	0	0	0
Milford (K)	0	0	0	0	3	0	0	0	0	0	0	0	4	0	0	0
Smyrna	0	0	0	0	2	0	0	0	0	0	1	10	14	0	1	0
County Balance	1	0	7	0	48	0	5	0	1	0	28	0	161	0	16	0
COUNTY TOTAL	1	0	20	0	79	0	5	0	1	0	62	10	248	0	32	0
SUSSEX																
Bethany	0	0	0	0	4	0	1	0	0	0	2	0	26	0	18	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	0	0	2	0	0	0	0	0	2	0	5	0	3	0
Bridgeville	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	0	0	0	5	0	0	0	0	0	0	0	5	9	0	0
Fenwick Island	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Georgetown	0	0	3	0	0	0	0	0	0	0	19	0	3	0	0	0
Greenwood	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Lewes	0	0	0	0	3	0	0	0	0	0	1	0	11	0	1	0
Milford (S)	0	6	0	0	0	0	0	0	0	6	0	0	6	0	0	0
Millsboro	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0
Milton	0	0	0	0	1	0	2	0	0	0	0	0	1	0	2	0
Ocean View	0	0	1	0	2	0	0	0	0	0	3	0	10	0	0	0
Rehoboth	0	0	0	0	0	0	0	0	0	0	0	0	1	17	1	0
Seaford	0	0	0	0	2	0	0	0	0	0	0	0	4	0	0	0
Selbyville	0	0	0	4	0	0	0	0	0	0	0	4	3	0	0	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	0	0	0	0	5	0	1	0	0	0	0	0	18	0	15	0
County Balance	4	0	39	0	105	6	7	2	11	0	131	98	362	62	27	6
COUNTY TOTAL	4	6	43	4	130	6	9	2	11	6	160	102	461	88	67	6
STATEWIDE TOTAL	7	24	167	61	529	6	214	2	16	109	433	222	1,489	103	497	7

CHART 5: NUMBER OF UNITS BY SQUARE FEET PER UNIT

LOCATION	3rd QUARTER 1984			TOTAL 1984			3rd QUARTER 1985			1985 TO DATE		
	under 1000	1000-1500	over 1500	under 1000	1000 - 1500	over 1500	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500
NEW CASTLE												
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	3	0	0	3	0
New Castle	0	0	0	0	7	0	3	11	3	3	14	4
Newark	18	7	6	54	19	55	7	25	2	17	30	13
Newport	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	-	-	-	-
Wilmington	15	0	8	33	50	84	0	11	4	4	73	23
County Balance	210	323	208	289	855	901	65	182	395	126	501	812
COUNTY TOTAL	243	330	222	376	931	995	75	222	404	150	621	852
KENT												
Camden	1	0	0	1	0	0	0	11	0	0	12	0
Dover	50	57	10	52	184	34	13	1	12	27	31	43
Harrington	0	1	0	0	2	1	0	2	0	0	4	0
Milford (K)	0	5	0	0	5	0	0	2	1	0	5	1
Smyrna	0	4	0	10	19	2	0	2	0	1	24	1
County Balance	50	29	22	100	133	98	6	32	23	15	107	84
COUNTY TOTAL	101	96	32	163	343	135	19	50	36	43	181	129
SUSSEX												
Bethany	0	12	35	0	77	55	0	4	1	0	13	33
Bethel	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	0	0	2	0	0	2	0	3	4	0
Bridgeville	0	0	0	0	1	0	0	1	0	0	1	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	0	0	0	0	5	5	0	0	5	0	9
Fenwick Island	0	0	0	0	2	2	0	0	0	0	0	1
Georgetown	0	2	1	0	5	3	0	3	0	8	14	0
Greenwood	0	0	0	0	0	0	0	0	0	0	2	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	6	0	0	0	0	0	2	0
Lewes	0	4	0	3	23	1	0	3	0	0	11	2
Milford (S)	0	0	1	36	3	5	6	0	0	15	2	4
Millsboro	0	0	1	0	2	4	0	0	0	0	1	1
Milton	0	0	0	0	1	0	0	1	0	0	3	0
Ocean View	0	5	0	0	16	1	0	2	1	0	12	2
Rehoboth	0	0	1	0	0	2	0	0	0	0	18	1
Seaford	40	1	2	63	7	2	0	2	0	0	4	1
Selbyville	1	0	0	1	4	2	0	4	0	0	5	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	1	0	6	2	20	45	0	2	4	0	4	29
County Balance	18	114	22	125	461	260	33	75	55	128	304	265
COUNTY TOTAL	60	138	69	230	630	387	44	99	61	150	400	350
STATEWIDE TOTAL	404	564	323	769	1,904	1,517	138	371	501	343	1,202	1,331

CHART 6: HEATING FUEL IN NEW HOUSING UNITS

LOCATION	NUMBER OF NEW UNITS WITH SPECIFIED FUEL															
	3rd QUARTER 1984				1984 TOTAL				3rd QUARTER 1985				YEAR TO DATE			
	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	0
New Castle	0	0	0	0	0	6	1	0	0	7	0	0	3	18	0	0
Newark	2	0	29	0	5	2	80	0	1	0	33	0	2	4	54	0
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wilmington	0	1	22	0	0	5	162	0	0	5	10	0	0	9	91	0
County Balance	35	336	369	1	178	489	1,364	10	26	20	596	0	70	144	1220	5
COUNTY TOTAL	37	337	420	1	183	502	1,607	10	27	32	642	0	75	175	1368	5
KENT																
Camden	0	0	1	0	0	0	1	0	0	0	11	0	0	0	12	0
Dover	20	38	59	0	52	85	132	1	1	21	4	0	11	63	27	0
Harrington	0	0	1	0	0	0	3	0	0	0	2	0	0	0	3	1
Milford (K)	0	0	5	0	0	0	5	0	0	0	3	0	0	0	4	0
Smyrna	0	0	4	0	0	12	19	0	0	1	1	0	0	12	14	0
County Balance	6	0	89	6	27	3	286	15	10	0	47	4	32	4	155	15
COUNTY TOTAL	26	38	159	6	79	100	446	16	11	22	68	4	43	79	215	16
SUSSEX																
Bethany	0	0	47	0	0	0	132	0	0	0	5	0	0	0	46	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	0	0	0	0	2	0	0	0	2	0	0	0	7	0
Bridgeville	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	0	0	0	4	0	1	0	0	0	5	0	9	0	5	0
Fenwick Island	0	0	0	0	0	0	4	0	0	0	0	0	0	0	1	0
Georgetown	0	0	2	1	0	0	6	2	1	0	2	0	1	0	21	0
Greenwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	0	0	6	0	0	0	0	0	0	0	2	0
Lewes	0	0	4	0	8	0	18	1	0	0	3	0	3	0	10	0
Milford (S)	0	0	1	0	0	0	44	0	0	0	6	0	0	0	12	0
Millsboro	0	0	1	0	0	1	5	0	0	0	0	0	0	0	2	0
Milton	0	0	0	0	0	0	1	0	0	0	1	0	0	0	3	0
Ocean View	0	0	5	0	0	0	17	0	0	0	3	0	0	0	14	0
Rehoboth	0	0	1	0	0	0	2	0	0	0	0	0	1	0	18	1
Seaford	41	0	2	0	41	1	30	0	0	0	2	0	0	0	5	0
Selbyville	0	0	1	0	0	0	7	0	0	0	4	0	0	0	7	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	0	0	7	0	0	0	67	0	0	0	6	0	0	0	33	0
County Balance	0	7	141	6	94	24	712	16	41	11	109	2	248	25	413	11
COUNTY TOTAL	41	7	212	7	147	26	1,055	19	42	11	149	2	262	25	602	11
STATEWIDE TOTAL	104	382	791	14	409	628	3,108	45	80	65	859	6	380	652	1718	983

CHART 7: REHABILITATION HOUSING (UNITS AND COST)
$000

LOCATION	1984				1985			
	3rd QTR.		TOTAL		3rd QTR.		TOTAL	
	UNITS	COST	UNITS	COST	UNITS	COST	UNITS	COST
NEW CASTLE								
Bellefonte	0	0	0	0	0	0	0	0
Elsmere	2	21	7	75	6	31	9	40
New Castle	0	0	0	0	1	10	1	10
Newark	6	91	25	298	7	96	16	379
Newport	0	0	0	0	0	0	0	0
Odessa	0	0	0	0	0	0	0	0
Wilmington	118	2,626	556	10,584	203	4,562	429	5,546
County Balance	66	990	231	3,753	64	1,056	173	2,629
COUNTY TOTAL	192	3,728	829	14,710	281	5,755	628	11,154
KENT								
Camden	0	0	3	21	0	0	0	0
Dover	7	61	36	506	8	189	23	371
Harrington	0	0	4	64	1	6	1	6
Milford (K)	2	20	7	81	2	60	3	74
Smyrna	0	0	0	0	0	0	7	56
County Balance	21	327	89	1,240	20	301	58	977
COUNTY TOTAL	30	408	135	1,912	31	557	92	1,485
SUSSEX								
Bethany	0	0	1	31	11	101	13	135
Bethel	0	0	0	0	0	0	0	0
Blades	0	0	0	0	0	0	0	0
Bridgeville	0	0	1	45	0	0	0	0
Dagsboro	0	0	1	23	0	0	0	0
Delmar	0	0	4	27	1	15	5	53
Dewey Beach	0	0	0	0	0	0	0	0
Fenwick Island	0	0	0	0	0	0	0	0
Georgetown	7	57	13	110	7	82	15	141
Greenwood	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0
Laurel	2	38	6	93	0	0	0	0
Lewes	14	393	38	998	7	227	27	789
Milford (S)	3	37	7	80	0	0	1	9
Millsboro	2	56	8	121	6	514	21	646
Milton	4	32	9	116	0	0	1	15
Ocean View	3	21	6	54	0	0	1	6
Rehoboth	5	112	47	851	0	0	11	353
Seaford	5	55	6	63	3	20	14	139
Selbyville	0	0	0	0	0	0	0	0
Slaughter Beach	-	-	-	-	-	-	-	-
South Bethany	2	24	12	124	4	45	15	170
County Balance	0	0	12	126	12	82	49	1,176
COUNTY TOTAL	47	825	175	2,957	51	923	173	3,467
STATEWIDE	269	4,962	1,139	19,589	363	7,235	893	16,106

CHART 8: RESIDENTIAL DEMOLITIONS

LOCATION	NUMBER OF UNITS DEMOLISHED			
	1984		1985	
	3rd QTR	TOTAL	3rd QTR	TO DATE
NEW CASTLE				
Bellefonte	0	0	0	0
Elsmere	0	0	1	1
New Castle	0	0	1	1
Newark	5	10	2	3
Newport	0	0	0	0
Odessa	0	0	0	0
Wilmington	3	51	13	37
County Balance	7	27	6	15
COUNTY TOTAL	15	88	23	57
KENT				
Camden	0	1	0	0
Dover	0	0	0	0
Harrington	0	1	1	1
Milford (K)	0	0	0	0
Smyrna	0	2	0	3
County Balance	11	31	6	24
COUNTY TOTAL	11	35	7	28
SUSSEX				
Bethany	0	1	0	0
Bethel	0	0	0	0
Blades	0	0	0	0
Bridgeville	9	25	0	1
Dagsboro	0	0	0	0
Delmar	0	1	0	0
Dewey Beach	0	0	0	0
Fenwick Island	0	0	0	0
Georgetown	1	4	0	3
Greenwood	0	0	0	0
Henlopen Acres	0	0	0	0
Laurel	0	0	0	0
Lewes	0	5	0	0
Milford (S)	0	0	1	2
Millsboro	0	0	1	1
Milton	0	0	0	0
Ocean View	0	0	0	0
Rehoboth	2	2	0	3
Seaford	0	1	2	2
Selbyville	0	0	0	1
Slaughter Beach	-	-	-	-
South Bethany	0	0	0	0
County Balance	0	0	0	0
COUNTY TOTAL	12	39	4	13
STATEWIDE	38	162	34	98

APPENDIX B

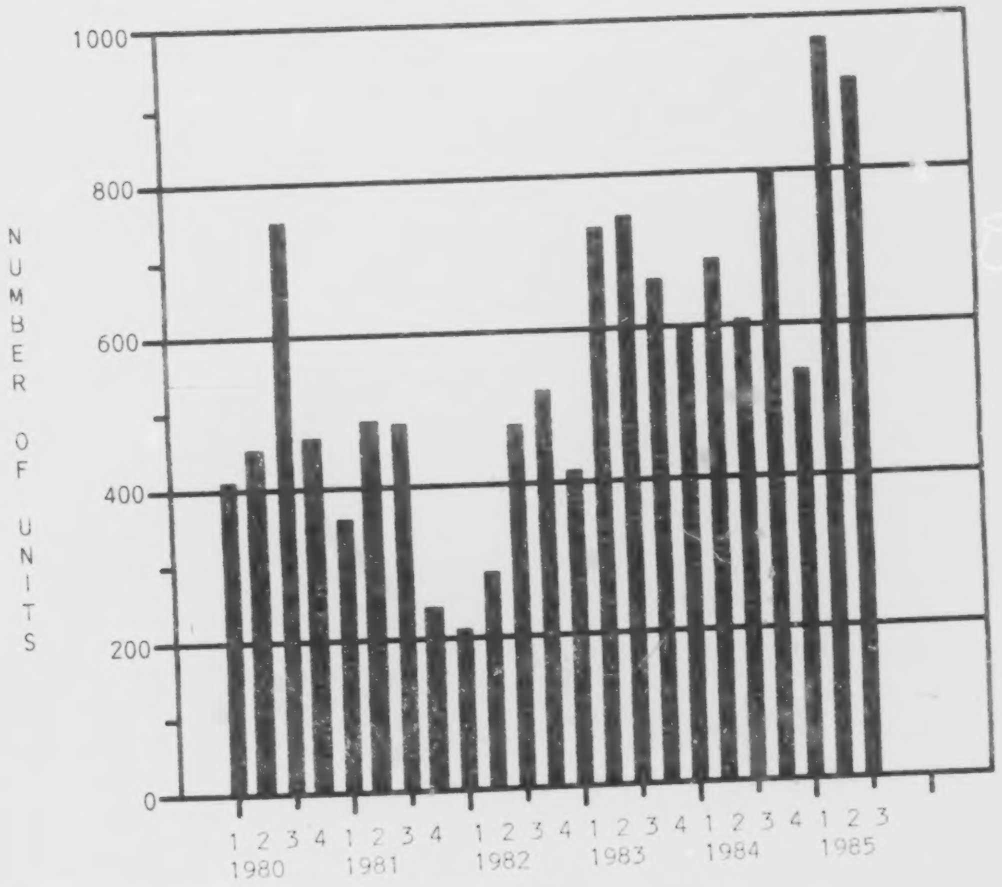
GRAPHS OF SINGLE FAMILY HOUSING PRODUCTION

1980 - 1985

(BY QUARTER)

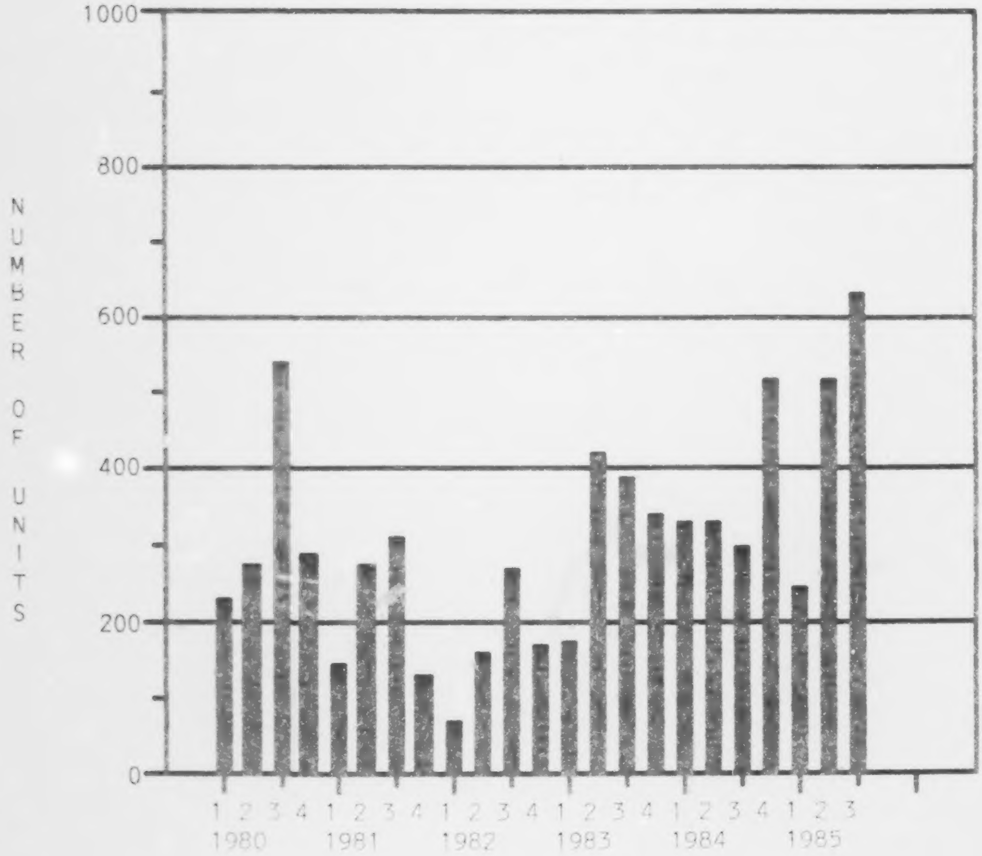
SINGLE FAMILY HOUSING PRODUCTION

STATEWIDE BY QUARTER



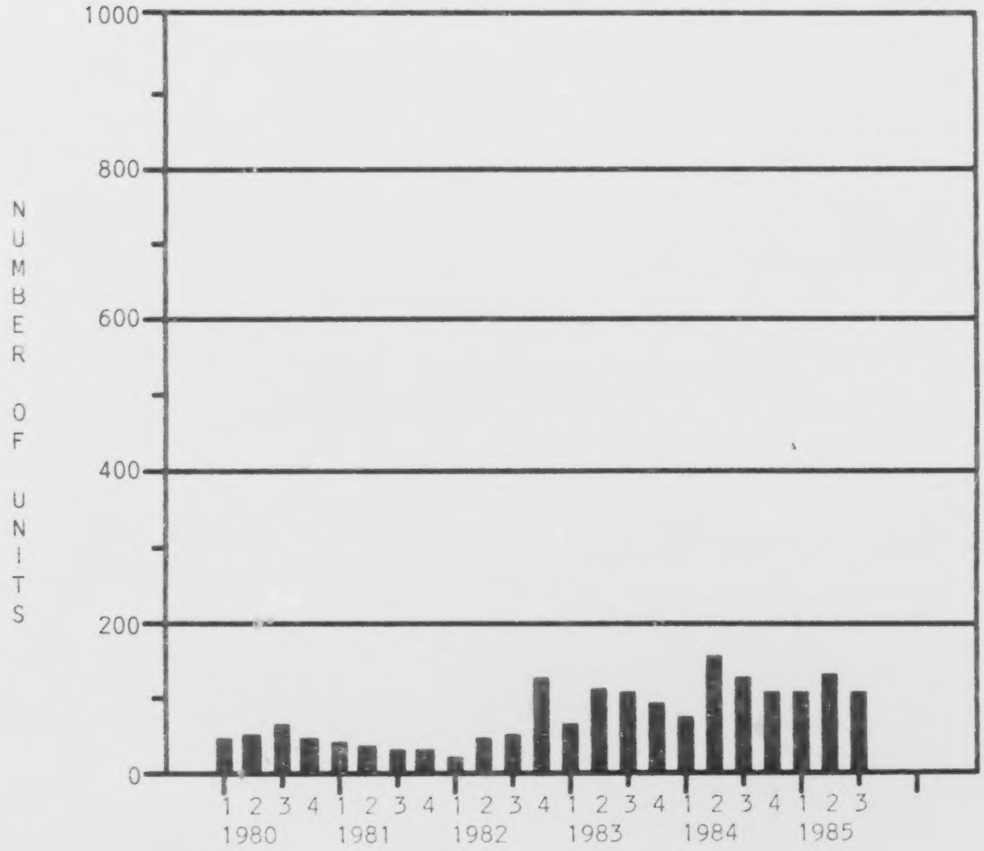
SINGLE FAMILY HOUSING PRODUCTION

NEW CASTLE COUNTY BY QUARTER



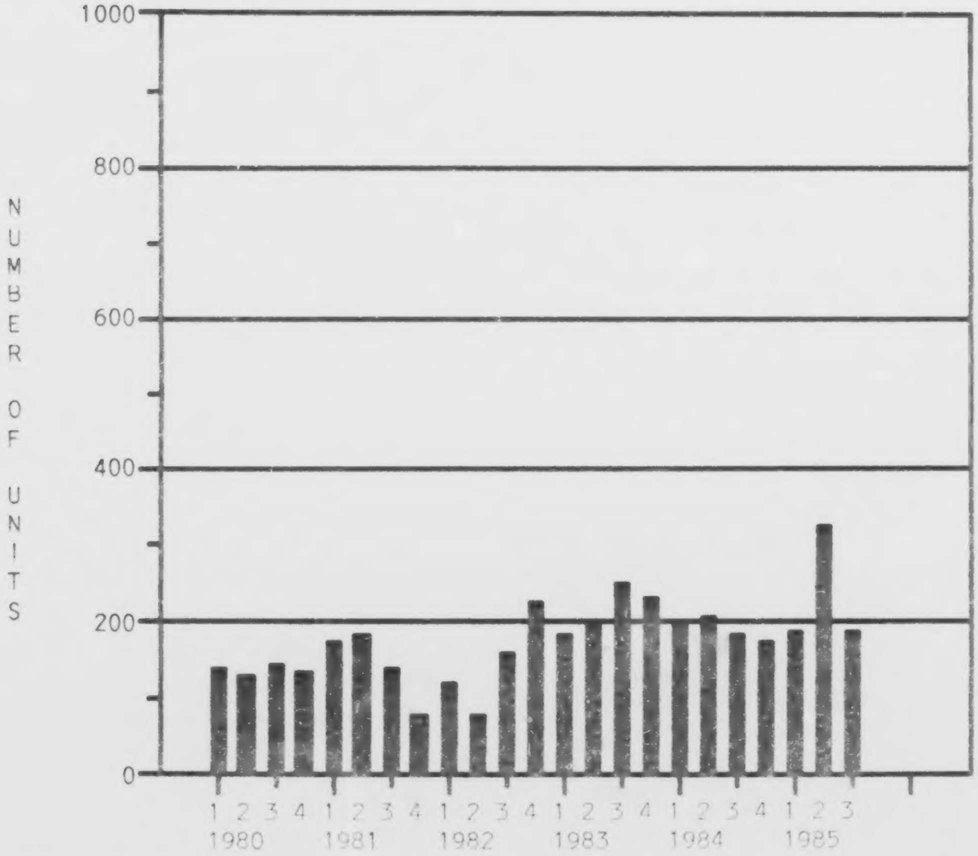
SINGLE FAMILY HOUSING PRODUCTION

KENT COUNTY BY QUARTER



SINGLE FAMILY HOUSING PRODUCTION

SUSSEX COUNTY BY QUARTER

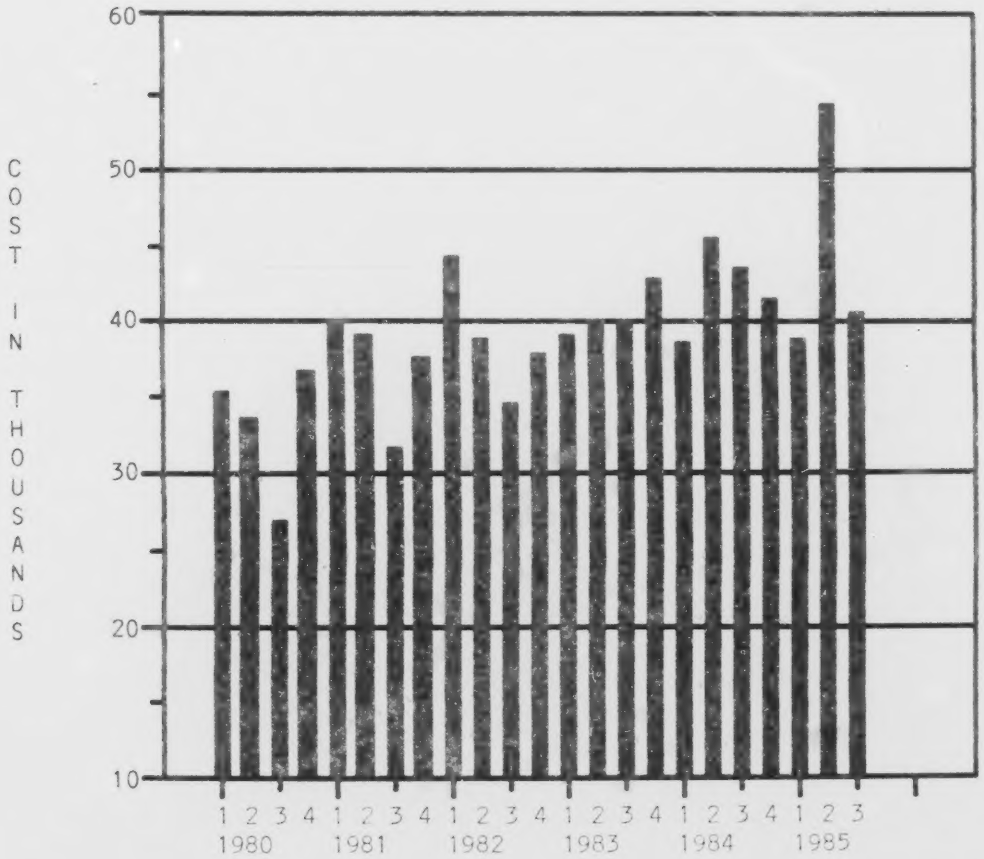


APPENDIX C

AVERAGE BUILDERS' COST
OF A SINGLE FAMILY HOME
1980 - 1985
(BY QUARTER)

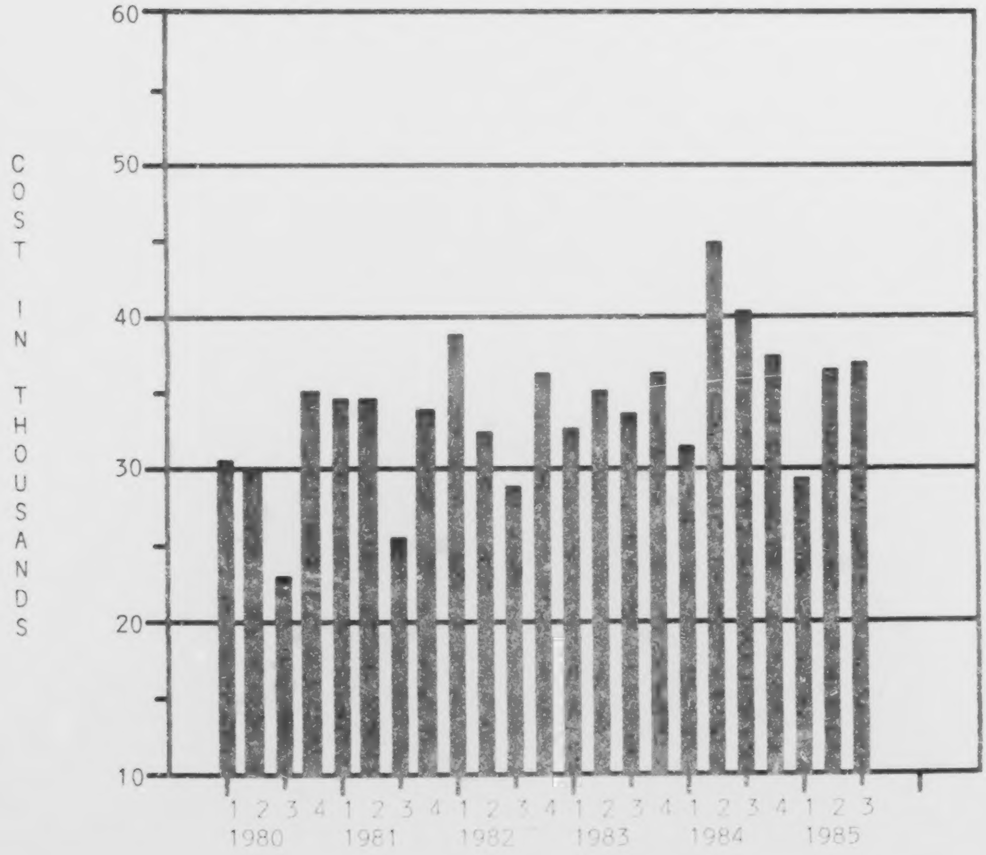
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

STATEWIDE BY QUARTER



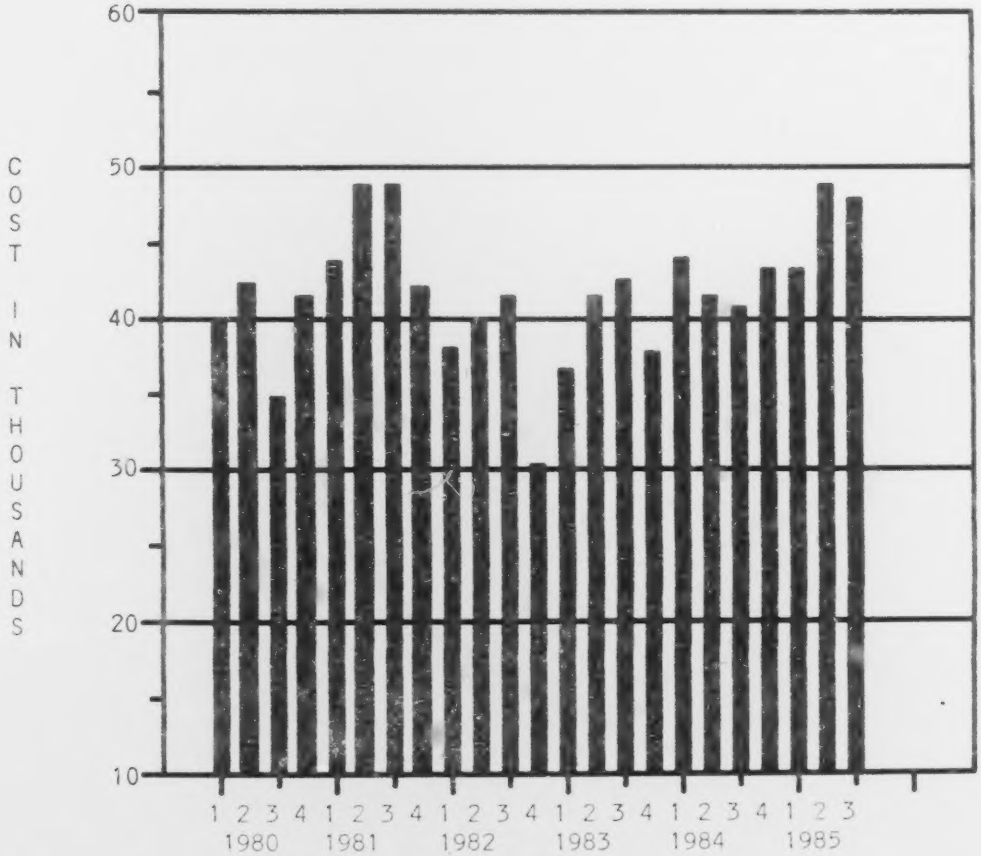
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

NEW CASTLE COUNTY BY QUARTER



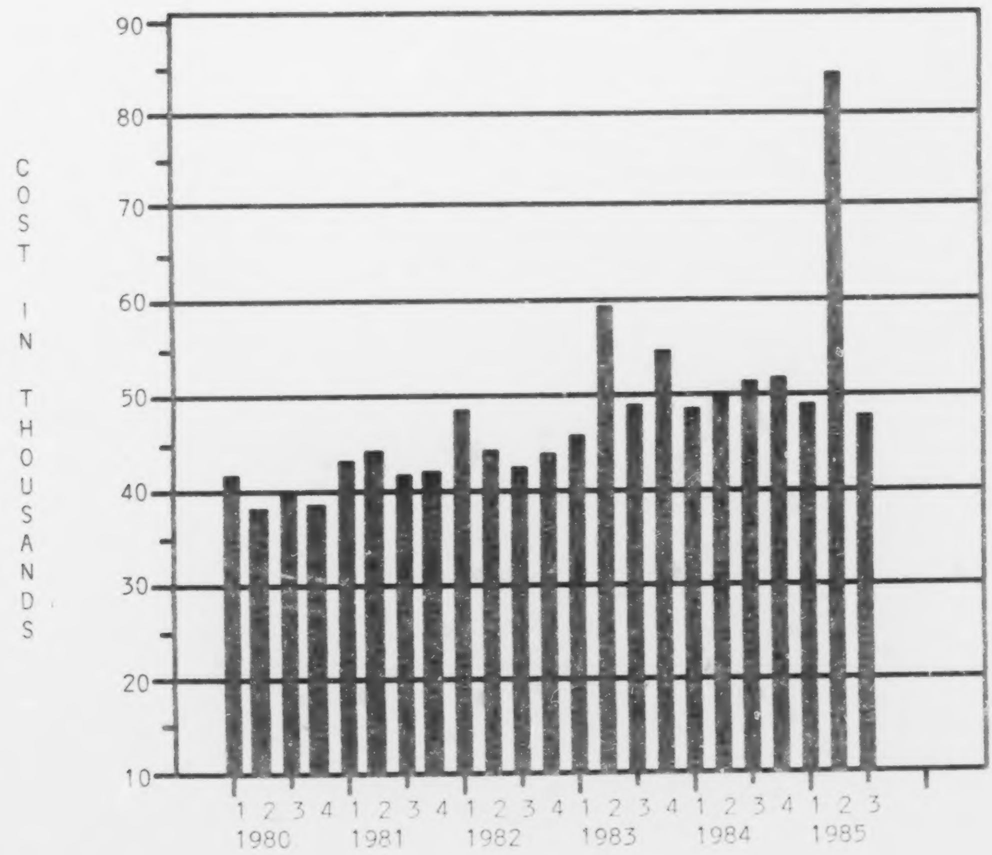
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

KENT COUNTY BY QUARTER



AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

SUSSEX COUNTY BY QUARTER



3/21/86 S1345-2- A

VOL. XIV, NO. 1

WINTER, 1986

QUARTERLY REVIEW OF HOUSING PRODUCTION IN DELAWARE

FOURTH QUARTER, 1985 & 1985 ANNUAL ISSUE

QUARTERLY REVIEW
OF
HOUSING PRODUCTION
IN
DELAWARE
FOURTH QUARTER, 1985
AND
1985 ANNUAL ISSUE

BY

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February, 1986

FOREWORD

The strongest fourth quarter since 1973 brought total 1985 Delaware housing starts to 5,993, exceeding 1984 totals by 5%. This is the fourth consecutive annual increase since the 1981 recessionary low of 2,989 units statewide, although the rate of increase has dropped from the high of 21% in 1983.

In light of the low apartment vacancy rate in Delaware, perhaps the single most impressive aspect of the strong fourth quarter was the 725 multifamily units, an increase of 680% over the previous quarter and 110% over fourth quarter 1984. However, total year multifamily starts are down 22% versus 1984, and 46% of the 1985 starts are condominium units.

Martha S. Harris

MARTHA S. HARRIS
Director, Division of Housing
and Community Development

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INTRODUCTION

This report presents housing activity in Delaware for the calendar year as well as the fourth quarter of 1985. Included are data on the number of new housing units authorized by building permit, construction costs, the number of mobile homes sold, details on unit composition as well as data on rehabilitated housing units and residential demolitions.

Information herein relates only to new housing units intended for occupancy on a housekeeping basis. The figures are actual totals accumulated from authorized building permits recorded by various jurisdictions and compiled by the Division of Housing and Community Development. Excluded from the data are hotels, motels and other group residential structures with permanent population, as well as seasonal units. However, to keep track of total housing construction in Delaware, the Division is now counting new housing units initially intended as a second home but which are being constructed for eventual conversion to a year-round retirement home. During the fourth quarter of 1985, 60 additional units began construction. These are presently classified as seasonal housing structures, (i.e. not intended for conversion to a year round home), bringing the total for 1985 to 315. There is no profile data on seasonal units in the Quarterly Review.

Although the data relates to permit issuance rather than actual housing starts, permits are prompt, accurate indicators of construction activity. The United States Bureau of Census states that approximately 98-99 percent of all authorized construction is eventually undertaken. For simplification, therefore, permit issuance is expressed as "starts".

Building Permit Jurisdictions

New Castle and Kent County's building permit systems cover all unincorporated areas within their respective boundaries plus those communities without permit systems. Those towns and municipalities having permit laws are counted as separate entities within their counties. As a result, Milford's data is counted in the county containing the building activity.

Sussex County issues permits for the entire county, even though many local governments have building permit systems. This report adjusts county data in order to avoid double-counting.

Definitions

Housing Units - defined for the purpose of this report, a housing unit consists of a room or group of rooms intended for occupancy as separate year-round living quarters by a family, group of unrelated people living together or a person living alone.

In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Migratory, seasonal and vacation housing has been omitted.

Single Family Unit - one family free-standing home and townhouses or row houses intended to be sold.

Multi-Family Units - a building occupied by more than one family all sharing a common area of land (i.e. condominiums, apartments and townhouses intended to be rented).

Substantial Rehabilitation - additions and alterations containing three of the following four elements constitute substantial rehabilitation: electrical,heating, plumbing or structural work. Chart 7 presents enumeration on substantial rehabilitation as taken from building permits.

FOURTH QUARTER, 1985 HOUSING PRODUCTION

STATEWIDE

As summarized in Table I, housing production in Delaware during October, November and December totalled 1,959 units. This is the highest production quarter in 1985 and the best fourth quarter recorded in 12 years. Although single family starts and mobile home sales decreased slightly (9% and 18% respectively) from last quarter, Delaware's multi-family housing stock increased sevenfold over 1985's third quarter and more than doubled over fourth quarter 1984. Single family starts are 5% greater than 1984 fourth quarter, but mobile home sales dropped 9%. On site units built this quarter totalled 1,559, and 400 new mobile homes were titled.

TABLE I

Fourth Quarter, 1985 Housing Production in Delaware

	NCC	Kent	Sussex	Statewide
Single Family	591	87	156	834 (43%)
Multi-family	230	70	425	725 (37%)
Mobile	30	224	146	400 (20%)
Total	851	381	727	1,959 (100%)

While single family housing construction decreased in all three counties this quarter compared to last, New Castle County continues to account for more than half of the State's single family housing activity. Multi-family housing increased throughout the State this quarter over last, but Sussex County took the lead with more than half the new multi-family units occurring there. Fifty-six percent (56%) of new mobile homes titled this quarter are in Kent County.

Of the 834 single family units begun during October, November and December, 53 were specifically identified as manufactured homes. Sussex County recorded 10, Kent County 13, and New Castle County granted permits for 30. The majority continues to be manufactured by Nanticoke Homes of Greenwood.

See Appendix A, charts 1A, 1B, 1C for quarterly comparisons by county.

COUNTY ON-SITE CONSTRUCTION

Total on-site activity in New Castle County (821) increased 17% this quarter from last, and is up 5% over fourth quarter 1984. Single family on-site construction decreased 6% from the third quarter, but increased 15% over 1984's fourth quarter. New subdivisions spread throughout the county continue to account for most of the single family residential activity this quarter. Multi-family housing starts totalled 230 units, more than tripling similar units begun last quarter. However, this is 38 units less than fourth quarter 1984. Most of this quarter's multi-family activity occurred at Beaver Brook Apartments near Wilmington, where 12 new buildings are being added to the complex. Construction continues at Arbor Pointe (formerly Alden Apartments) near Newark, and Birch Pointe, a condominium development in Pike Creek Valley.

On-site housing construction in Kent County totalled 157 units this quarter, a 50% increase over third quarter 1985 and 51% more than fourth quarter 1984. Single family construction totalled 87 units, down 18 units from last quarter, but 1 unit more than fourth quarter 1984. Most of the single family activity occurred in the unincorporated areas of Kent County, but construction continues at new housing subdivisions in northwestern Dover. Phase I construction--60 units--of a planned 180-unit Woodmill rental apartment project in Dover, accounted for most of the 70 multi-family units started this quarter. No multi-family residential activity occurred in Kent County last quarter or a year ago this quarter.

Single and multi-family on-site housing starts in Sussex County totalled 581 units this quarter, more than double last quarter and fourth quarter 1984. Multi-family starts totalled 425 units, a 407-unit surge over last quarter's 18 units and a fivefold increase over 1984's fourth quarter. Construction of Mallard Lakes, a 350-unit condominium complex located on Route 54 between Fenwick Island and Selbyville, began this quarter. The balance of multi-family activity in Sussex County consisted of condominiums built at scattered sites outside incorporated town limits. Single family starts totalled 156 units, 16% less than last quarter and 11% below fourth quarter, 1984. Practically all single family construction is still taking place in unicorporated county areas just outside town/city limits along the shore due to continuing construction moratoriums.

MOBILE HOME ACTIVITY

The State's Division of Motor Vehicles reports 400 new mobile homes titled during fourth quarter 1985, an 18% decrease versus the preceding three months and a 9% decrease versus fourth quarter 1984.

Most (224) of this quarter's mobile homes were registered in Kent County. This accounts for more than half of total housing production there this quarter. Fourth quarter sales are down 22% in Kent County compared to the third quarter.

Only 30 mobile homes were titled in New Castle County this quarter, a 15 unit increase over last quarter.

Sales in Sussex County decreased to 146 this period, 20% less than last quarter.

CONSTRUCTION COSTS

Reported from building permits; costs of land, architectural services, engineering, financing and other professional fees are not included.

TOTAL COSTS

The 1,559 units of on-site housing construction started this quarter generated a total permit value construction cost of $56,554,223, a more than $17 million increase from the $39,489,225 recorded last quarter for 1,010 new housing units. Statewide, 834 single family units total amounted to $36,183,556 while the 725 multi-family units total $20,370,667.

Compared to housing construction dollars generated one year ago, this quarter's total on-site costs are 29% more than the $43,737,848 recorded for 1984's fourth quarter. Total construction costs by county and unit types for this quarter, as compared to last quarter and the comparable fourth quarter, 1984 are shown in Table II.

TABLE II

Single Family Production

	4th Qtr. 1985	3rd Qtr. 1985	4th Qtr. 1984
New Castle Co.	$22,853,848	$23,122,618	$19,185,426
Kent Co.	4,496,753	5,031,348	4,489,537
Sussex Co.	8,832,955	8,881,592	9,050,485
Statewide Total	36,183,556	37,035,558	32,725,448

Multi-Family Production

	4th Qtr. 1985	3rd Qtr. 1985	4th Qtr. 1984
New Castle Co.	$ 5,723,667	$ 1,492,667	$ 8,136,400
Kent Co.	1,351,000	0	0
Sussex Co.	13,296,000	961,000	2,876,000
Statewide Total	20,370,667	2,453,667	11,012,400

See Appendix A, Charts 2A, 2B, 2C for quarterly total costs by county.

AVERAGE COSTS

Statewide average housing construction costs this quarter for both single and multi-family on-site units decreased 7% to $36,276 from last quarter and dropped 6% below average unit costs recorded one year ago this time. The average construction cost for a single family unit this quarter is $43,385, 8% more than costs per unit last quarter, and 5% higher per-unit than 1984's fourth quarter records. The statewide per-unit construction cost of a multi-family apartment this quarter is $28,098, up 7% over costs reported last quarter, but 6% less than costs reported in the fourth quarter last year.

Average on-site construction costs decreased in each Delaware county this quarter compared to last. New single family average construction costs were lowest in New Castle County this quarter at $38,670, 5% above costs last quarter and 4% above comparable construction costs one year ago this quarter.

The highest cost per single family unit this quarter is $56,621 in Sussex County. That figure is up 19% from last quarter and 9% more than like costs this time last year. The average cost for a new single family home in Kent County increased to $51,687, 8% more than third quarter 1985 costs, and 20% more than per unit costs reported for the fourth quarter last year.

Average construction costs this quarter by housing unit type and county as compared to last quarter and 1984's fourth quarter are shown in Table III below.

TABLE III

Single Family Units

	4th Qtr. 1985	3rd Qtr. 1985	4th Qtr. 1984
New Castle Co.	$38,670	$36,937	$37,326
Kent Co.	51,687	47,918	43,169
Sussex Co.	56,621	47,750	51,717
Statewide Total	43,385	40,388	41,268

Multi-Family Units

	4th Qtr. 1985	3rd Qtr. 1985	4th Qtr. 1984
New Castle Co.	$24,886	$19,902	$30,360
Kent Co.	19,300	0	0
Sussex Co.	31,285	53,389	37,351
Statewide Total	28,098	26,384	31,920

See Appendix A, charts 3A, 3B, 3C for quarterly average unit cost by county.

UNIT PROFILE

Of the 1,559 on site new housing units, 34% were for two bedroom multi-family units. The three-bedroom floor plan was again the most popular for a new single family home this quarter. The four-bedroom single family home demand decreased to 193 units representing 12% of total activity this quarter. The breakdowns of bedroom mix per unit type this quarter compared to one year earlier are shown in Table IV on the following page. More details shown at Appendix A, charts 4A and 4B.

TABLE IV

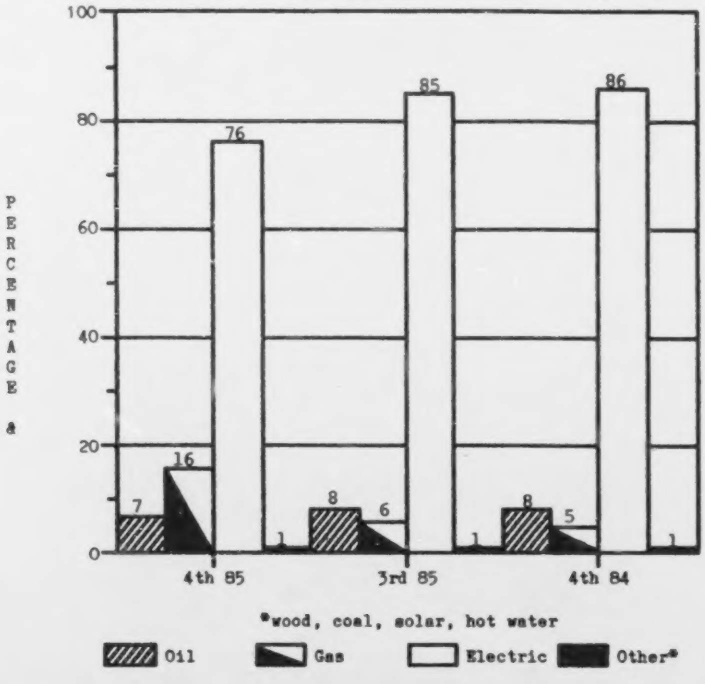
	Single Family		Multi-Family	
# Bedrooms	1985 4th Qtr.	1984 4th Qtr.	1985 4th Qtr.	1984 4th Qtr.
1	2%	1%	21%	22%
2	19%	20%	75%	71%
3	56%	54%	3%	6%
4+	23%	25%	1%	1%

Statewide the small units (less than 1,000 square feet) took the lead in per unit living space preference with 38% of the 1,559 on-site new units. Most (72%) of these are multi-family units in Sussex County. Mid-sized new housing units (between 1,000 and 1,500 square feet) represented 33% of statewide starts and took the lead in Kent county, while the larger unit (over 1,500 square feet) was preferred in New Castle County and accounted for 29% of the total units statewide. More details are available at Appendix A, chart 5.

Electric heat (primarily via a heat pump) continued to be the most favored heat source in Delaware this quarter. Although 76% of all units are being supplied this type heat, the demand this quarter is 9% below last quarter's figures, and 10% below last year's 4th quarter level. Of the 1,190 new homes to be heated by electric, more than half are in New Castle County. Seventy-four percent (74%) of oil-heated new units this quarter are in Sussex County, and more than half new units this quarter to be heated with gas are in New Castle County. Electric heat remains the dominant source of heat in New Castle and Sussex Counties, while gas heat holds a slight lead in Kent County.

The distribution of heating sources for on-site residential construction this quarter, compared to last quarter and the comparable fourth quarter of 1984 is shown in Figure 1 below. More details are available at Appendix A, chart 6.

Figure 1. Fourth Quarter 1985 Fuel Comparison



Statistically, therefore, the most popular new housing unit begun during October, November, and December, 1985, is a two bedroom multi-family unit containing less than 1,000 square feet of living space and heated by an electric heat pump.

REHABILITATED HOUSING

Home modifications or improvements for which permits have been issued range from adding a bathroom, bedroom or family room to substantial rehabilitation of a fire-damaged unit. Alterations and additions to existing housing units in Delaware this quarter totalled 350 at a total cost of $5,626,452, averaging $16,076 per unit.

Housing renovation work this quarter decreased 22% from last quarter and is 10% less than one year ago. The average unit cost this quarter dropped $3,855 per home over the previous quarter, but is up $2,368 versus a year ago. The majority of home improvements this quarter continue to occur in Wilmington due to the Wilmington Housing Authority's rehabilitation program.

FEDERAL ASSISTANCE

Twenty-four units received federal assistance in the form of direct loans, subsidies, mortgage insurance or mortgage guarantees for newly constructed homes in Delaware during fourth quarter 1985. This is a decrease of 12 from the last quarter. Sixteen of the units are receiving construction loans from the U.S. Farmers Home Administration, seven in Sussex County. The remaining eight units have insured loans, seven are by the Federal Housing Administration and one the Veterans Administration.

1985 ANNUAL HOUSING PRODUCTION IN DELAWARE

Delaware's housing stock increased 5% in 1985 with the production of 5,993 new year-round units, making 1985 the best year for housing production in Delaware since 1973 when 9,646 units were produced. The increase is primarily due to a 22% rise in single family housing construction this year over last, a 3% increase in mobile homes sales and a strong fourth quarter in new housing activity in the State. Although multi-family housing activity fell 22% in 1985, starts this year were the third best since 1974.

Tax-exempt financing was an important factor contributing to Delaware's housing growth in 1985. Nearly 12% of the 3,260 new single family homes begun were financed by the Delaware State Housing Authority and Kent County home mortgage programs. Approximately one-half of the 1,175 multi-family new units begun this year were financed with Industrial Development Bonds issued by the City of Wilmington, New Castle County and the Delaware Development Office. Only 42 new rental units were begun in 1985 with federal assistance for low income families. The balance of multi-family activity was condominium construction.

Fifty-five percent of all on-site housing construction in 1985 occurred in New Castle County. New mobile home sales and placements this year represent 26% of the State's total housing growth, with the majority (63%) in Kent County. Sussex County carried the lead in multi-family housing construction this year at 53%.

A view of total housing production in Delaware since 1970 is in Figure 2. A table of annual housing production in Delaware since 1970 by category and county location is on page 16.

COUNTY PRODUCTION LEVELS

NEW CASTLE

New Castle County's residential activity in 1985 totalled 2,503 units, a 7% increase over 1984's growth and the best annual figure for the County since 1977. Of the total, 79% (1,976 units) were single family housing units which rose 35% this year over 1984. Multi-family housing construction totalled 468 units, a 44% drop this year from last. Both single and multi-family housing growth was concentrated in west New Castle County (Newark, Pike Creek Valley) and surrounding unicorporated areas of the County. The 59 new mobile homes placed there during 1985 are more than double the 27 sales in 1984, but this year's total sales in New Castle County are the second lowest since the Division of Housing and Community Development began reporting housing building permit data in 1970.

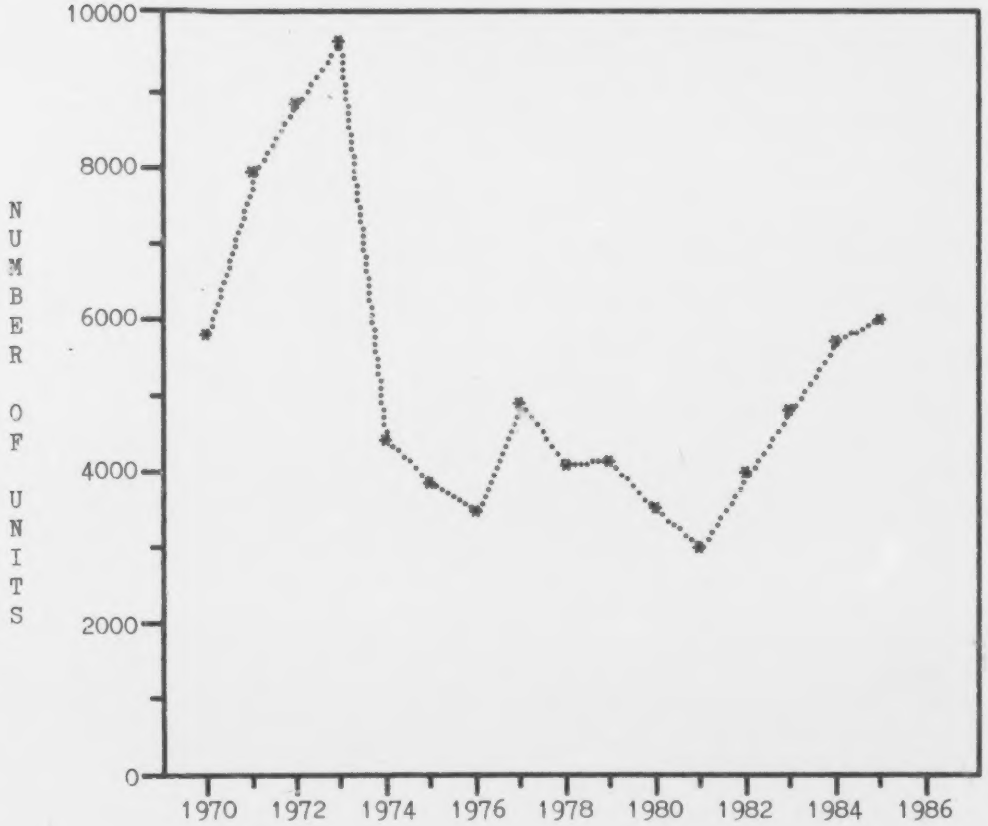
KENT

New units in Kent County totalled 1,494, and although a 6% drop from last year's housing starts, activity this year is the second highest since 1973. A total of 984 new mobile homes accounted for 66% of the County's increased housing stock. Of the remaining 510 units, 430 were single family, a decrease of 6% versus 1984. Multi-family construction of 80 units was a 57% drop from the previous year. Thirty-four percent of on-site housing construction begun in Kent County this year occurred in the City of Dover, but the majority of housing growth in Kent County was in unincorporated areas.

Figure 2

TOTAL HOUSING PRODUCTION IN DELAWARE

1970-1985



SUSSEX

New residential activity in Sussex County rose 12% over 1984 with 1,996 units. Single and multi-family housing starts in 1985 increased 13% and 28% respectively over last year; mobile home sales fell 4%. The towns of Bethany, Dewey Beach, Millsboro and South Bethany had considerable on-site activity, but 78% of the County's housing activity was generated outside town limits. Multi-family construction--primarily condominiums--occurred in unincorporated areas along the east coast of Sussex County. The 42 subsidized rental housing units begun in the State in 1985 are now under construction in Lewes. Huling Cove Annex is the last project to be built under the Federal Section 8 New Construction Program in the United States, and the construction financing is being provided by the State's Housing Development Fund.

UNIT PROFILE

The three-bedroom single family home represented 60% of the 3,260 single family units versus 56% in 1984. Four-bedroom homes represented 25% of single family units, a 5% increase over 1984.

The greatest percent of larger homes (those containing more than 1,500 square feet of living space) are being constructed in New Castle County. Kent Countains preferred the mid-sized unit--containing between 1,000 and 1,500 square feet--this year at 1% of all on-site activity in that County. Thirty-nine percent of on-site housing units begun in 1985 in Sussex County contained less than 1,000 square feet due to the high number of smaller condominium units under construction there.

Gas heat will be supplied to 12% of all new on-site units, as compared to 15% in 1984. Electric heat, primarily via a heat pump, is designated for 76% of the 4,435 new units in 1985, versus 74% in 1984. Figure 3 tracks annual fuel selections for new housing constructed on site in Delaware over the last eleven years. The demand for oil heat increased 1% to 11% in 1985, and 70% of all oil heated units are under construction in Sussex County.

In summary, the typical new housing unit built on site in Delaware in 1985 was a larger three-bedroom single family home heated with an electric heat pump.

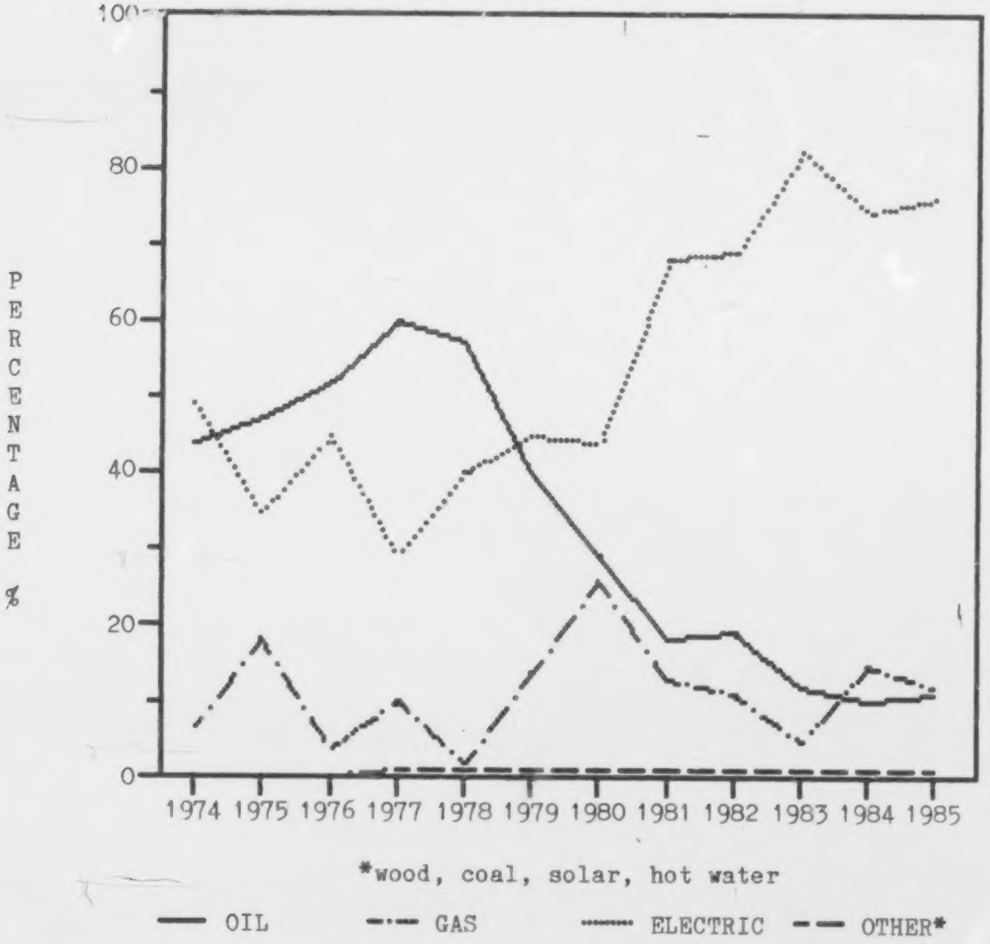
MOBILE HOMES SALES

The mobile home industry continues to play a key role in total housing production in Delaware. In 1985, 1,558 new mobile homes were sold and placed in Delaware according to the State Division of Motor Vehicles, comprising 26% of Delaware's housing growth. These sales surpassed last year's activity by 3%, making new mobile home sales in 1985 the best in Delaware since 1973.

No longer viewed primarily as vacation homes at the beach in Sussex County, mobile homes sales in Kent County--especially for the past two years--are nearly double the number of sales recorded in Sussex County. Sales in Sussex are down 30% compared to two years ago. Mobile home activity in Kent County, at 60% of the County's total housing production 1985, far outweighed both single and multi-family housing starts this year. County Planning officials cite continous requests for more mobile home parks in Kent County which would add to the 72 currently in operation.

Figure 3

ANNUAL FUEL SELECTION BY %



*wood, coal, solar, hot water

Mobile home sales in New Castle County totalled 59, and although more than double 1984 sales, 1985 were the second lowest recorded since 1970. New mobile home activity in Delaware since 1980 by county is shown in Figure 4 on the following page.

HOUSING REHABILITATION

Repairing and restoring housing units is an integral part of preserving Delaware's existing housing supply. This year, 1,243 housing units were substantially (i.e. adding a room, installing indoor plumbing, renovating a fire-damaged unit, etc.) rehabilitated. This year's effort is a 9% increase over home alterations and additions performed in 1984. Over two thirds of 1985's housing rehabilitation occurred in New Castle County, primarily in the City of Wilmington, due to the Wilmington Housing Authority's federally funded program to upgrade their public housing units to code compliance standards and make them more energy efficient. The statewide cost per unit in 1985 was $17,484, up just 2% from average construction costs recorded in 1984.

Other home rehabilitation efforts are contained in Chart 7 of Appendix A. Many of the units substantially rehabilitated this year in Kent and Sussex Counties were done with funds from the State's Community Develoment Block Grant Program.

NATIONAL HOUSING PICTURE

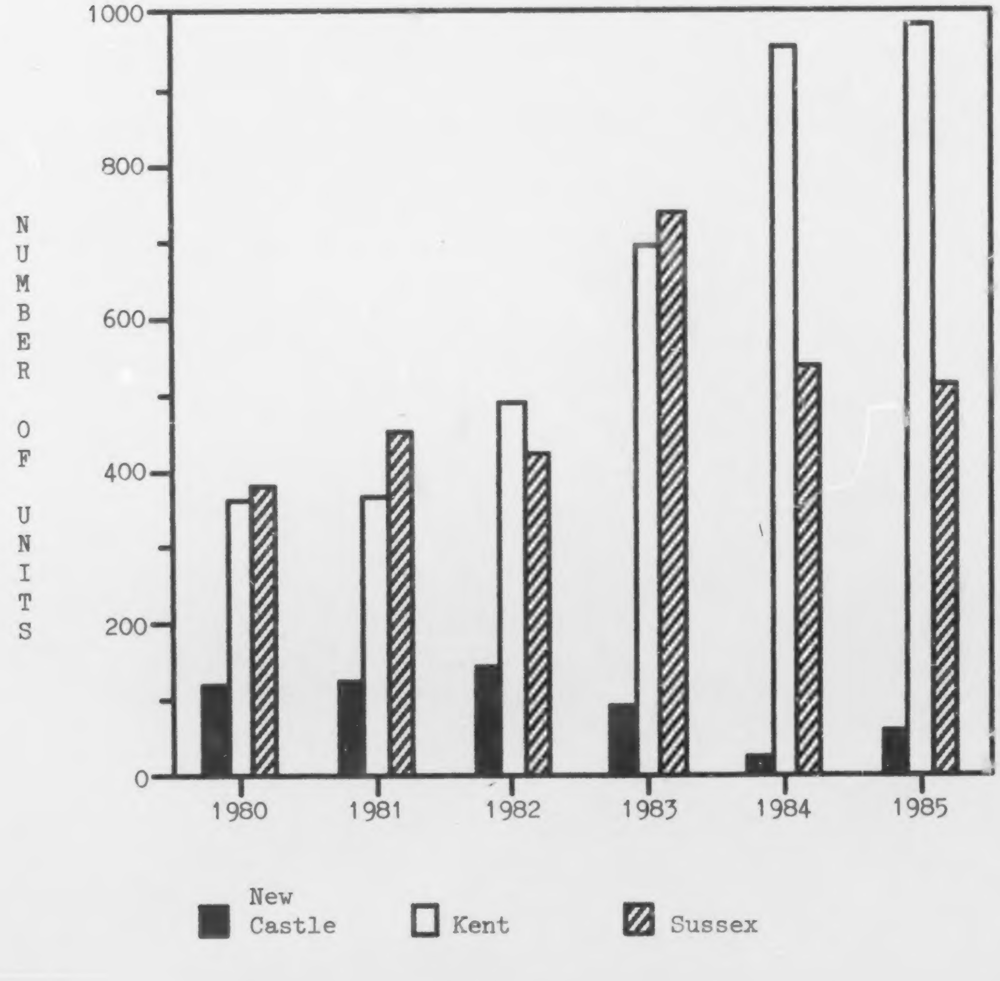
The U.S. Department of Commerce reports that a drop in mortgage rates at the end of the year allowed 1985's housing starts to finish on a strong note with 1,732,800 units, just slightly under 1984's 1,749,500 units. December saw a 17.5 percent jump in housing starts, the biggest monthly increase in more than two years. Single family starts in 1985 totalled 1.07 million units, a slight 1.3% drop from 1984. Multi-unit starts last year increased to 727,000, 4.6% over starts in 1984.

Large increases in new housing construction occurred in every region of the country. The northeast region, spurred by a strong economic revival, realized the greatest increase with a 25.7% gain over 1984's production level.

Analysts noted that despite the small drop last year, 1985 marked the third consecutive year in which construction topped the 1.7 million mark. The December upturn, they noted, reflected sharp declines in mortgage rates at the end of the year and was a good sign that construction should remain strong at least through the first half of 1986.

Figure 4

YEARLY MOBILE HOME SALES 1980-1985



HOUSING PRODUCTION VOLUME
1970 - 1985

	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985
SINGLE FAMILY																
NCC	1,697	2,078	2,026	1,987	725	885	1,247	1,559	1,441	1,185	1,328	857	664	1,318	1,466	1,976
KENT	311	650	552	761	570	450	538	550	443	372	198	133	244	375	456	430
SUSSEX	562	854	1,066	1,024	651	599	637	755	733	642	552	573	577	856	758	854
STATE	2,570	3,582	3,644	3,772	1,946	1,934	2,422	2,864	2,617	2,199	2,078	1,563	1,485	2,549	2,680	3,260
MULTI-FAMILY																
NCC	1,476	2,114	2,325	2,790	901	668	84	920	299	566	368	170	921	235	836	468
KENT	60	214	707	510	93	441	4	14	102	161	11	0	146	51	185	80
SUSSEX	30	297	473	614	215	2	83	170	98	82	186	310	366	459	489	627
STATE	1,566	2,625	3,505	3,914	1,209	1,111	171	1,104	499	809	565	480	,433	745	1,510	1,175
MOBILE HOME SALES																
NCC	437	337	364	354	187	98	285	269	178	98	122	125	146	92	27	59
KENT	843	792	638	938	605	410	474	487	514	584	360	367	491	695	956	9[illegible]
SUSSEX	391	574	670	668	469	326	140	174	273	466	380	454	424	738	536	515
STATE	1,671	1,704	1,672	1,960	1,261	834	899	930	965	1,148	862	946	1,061	1,525	1,519	1,558
TOTAL PRODUCTION																
NCC	3,610	4,529	4,715	4,705	1,813	1,651	1,616	2,748	1,918	1,849	1,818	1,152	1,731	1,645	2,329	2,503
KENT	1,214	1,656	1,897	2,209	1,268	1,301	1,016	1,051	1,059	1,117	569	500	881	1,121	1,597	1,494
SUSSEX	983	1,725	2,209	2,306	1,335	927	860	1,099	1,104	1,190	1,118	1,337	1,367	2,053	1,783	1,996
STATE	5,807	7,911	8,821	9,646	4,416	3,879	3,492	4,898	4,081	4,156	3,505	2,989	3,979	4,819	5,709	5,993

APPENDIX A

HOUSING DATA CHARTS

1 - 8

NEW CASTLE COUNTY

CHART 1-A: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

			1984	1985				1985
LOCATION	STRUCTURE	4th Qtr	TOTAL	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	TOTAL
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	0	0	3	0	3
	M-F	0	0	0	0	0	0	0
New Castle	S-F	1	7	3	1	7	2	13
	M-F	0	0	0	10	0	0	10
Newark	S-F	24	71	3	13	34	8	58
	M-F	0	16	0	10	0	0	10
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Wilmington	S-F	26	59	4	19	15	1	39
	M-F	50	108	62	0	0	18	80
New Castle Co. Balance	S-F	463	1,329	232	484	567	580	1,863
	M-F	218	712	18	63	75	212	368
New Castle Co. Total On-Site Activity	S-F	514	1,466	242	517	626	591	1,976
	M-F	268	836	80	83	75	230	468
	Total	782	2,302	322	600	701	821	2,444
County Mobile Home Sales		9	27	7	7	15	30	59
TOTAL COUNTY PRODUCTION		791	2,329	329	607	716	851	2,503

KENT COUNTY

CHART 1-B: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

			1984	1985				1985
LOCATION	STRUCTURE	4th Qtr	TOTAL	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	TOTAL
Camden	S-F	0	1	1	0	11	0	12
	M-F	0	0	0	0	0	0	0
Dover	S-F	42	220	39	36	26	10	111
	M-F	0	50	0	0	0	60	60
Harrington	S-F	0	3	0	2	2	1	5
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	0	0	1	3	1	5
	M-F	0	5	0	0	0	0	0
Smyrna	S-F	8	21	3	11	2	7	23
	M-F	0	10	10	0	0	2	12
Kent County Balance	S-F	54	211	65	80	61	68	274
	M-F	0	120	0	0	0	8	8
Kent County Total On-Site Activity	S-F	104	456	108	130	105	87	430
	M-F	0	185	10	0	0	70	80
	Total	104	641	118	130	105	157	510
County Mobile Home Sales		264	956	208	263	289	224	984
TOTAL COUNTY PRODUCTION		368	1,597	326	393	394	381	1,494

SUSSEX COUNTY

CHART 1-C: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

LOCATION	STRUCTURE	4th Qtr	1984 TOTAL	1985 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL
Bethany	S-F	23	132	24	17	5	46	92
	M-F	0	0	0	0	0	0	0
Bethel	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	2	2	2	3	2	2	9
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	1	1	0	0	1	0	1
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	5	5	0	0	5	0	5
	M-F	0	0	9	0	0	10	19
Fenwick Island	S-F	0	4	0	1	0	0	1
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	3	8	17	2	3	1	23
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	0	0	0	0	0	0	2
	M-F	0	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	5	6	1	1	0	0	2
	M-F	0	0	0	0	0	0	0
Lewes	S-F	18	24	5	5	3	2	15
	M-F	3	3	0	0	0	2	2
Milford (S)	S-F	2	8	3	3	0	2	8
	M-F	32	36	0	0	6	4	10
Millsboro	S-F	2	6	1	1	0	0	2
	M-F	0	0	0	0	0	32	32
Milton	S-F	0	1	0	2	1	0	3
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	3	17	7	4	3	7	21
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	1	2	1	1	0	5	7
	M-F	0	0	17	0	0	0	17
Seaford	S-F	1	10	3	0	2	3	8
	M-F	18	62	0	0	0	0	0
Selbyville	S-F	2	7	0	3	0	1	4
	M-F	0	0	0	0	4	0	4
Slaughter Beach	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
South Bethany	S-F	14	67	13	14	6	5	38
	M-F	0	0	0	0	0	0	0
Sussex County Balance	S-F	93	458	111	265	155	82	613
	M-F	24	388	47	111	8	377	543
Sussex County Total On-Site Activity	S-F	175	758	188	324	186	156	854
	M-F	77	489	73	111	18	*425	627
	Total	252	1,247	261	435	204	581	1,481
County Mobile Home Sales		165	536	76	111	182	146	515
TOTAL COUNTY PRODUCTION		417	1,783	337	546	386	727	1,996
STATEWIDE HOUSING PRODUCTION	S-F	793	2,680	538	971	917	834	3,260
	M-F	345	1,510	163	194	93	725	1,175
	Total	1,138	4,190	701	1,165	1,010	1,559	4,435
	M-H	438	1,519	291	381	486	400	1,558
	TOTAL	1,576	5,709	992	1,546	1,496	1,959	5,993

* Includes 42 federally subsidized rental apartments under construction in the City of Lewes not specifically reported by that city.

CHART 2-A: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

NEW CASTLE COUNTY

LOCATION	STRUCTURE	4th Qtr	1984 TOTAL	1985 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	0	0	85,000	0	85,000
	M-F	0	0	0	0	0	0	0
New Castle	S-F	35,000	525,000	185,000	35,000	250,000	117,000	587,000
	M-F	0	0	0	375,000	0	0	375,000
Newark	S-F	864,389	2,326,746	190,000	522,501	1,016,000	499,223	2,227,724
	M-F	0	463,732	0	293,000	0	0	293,000
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Wilmington	S-F	1,341,000	2,614,000	410,000	796,000	514,000	130,000	1,850,000
	M-F	3,000,000	5,000,000	2,814,000	0	0	980,000	3,794,000
New Castle Co. Balance	S-F	16,945,037	50,597,102	6,274,661	17,485,495	21,257,618	22,107,625	67,125,379
	M-F	5,163,400	20,901,938	410,000	2,899,550	1,492,667	4,743,667	9,545,884
New Castle Co. TOTAL	S-F	19,185,426	56,062,848	7,059,661	18,838,976	23,122,618	22,853,848	71,875,103
	M-F	8,136,400	26,365,670	3,224,000	3,567,550	1,492,667	5,723,667	14,007,884
	TOTAL	27,321,826	82,428,518	10,283,661	22,406,526	24,615,285	28,577,515	85,882,987

CHART 2-B: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

KENT COUNTY

LOCATION	STRUCTURE	4th Qtr	1984 TOTAL	1985 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL
Camden	S-F	0	40,265	36,000	0	374,000	0	410,000
	M-F	0	0	0	0	0	0	0
Dover	S-F	1,413,000	7,020,600	1,302,000	1,293,200	1,149,000	524,000	4,268,200
	M-F	0	1,600,000	0	0	0	1,126,000	1,126,000
Harrington	S-F	0	109,300	0	59,500	62,000	25,000	146,500
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	0	0	36,500	162,000	36,000	234,500
	M-F	0	175,000	0	0	0	0	0
Smyrna	S-F	285,640	786,053	91,040	530,115	70,520	268,220	959,895
	M-F	0	200,000	175,000	0	0	45,000	220,000
Kent County Balance	S-F	2,790,897	10,182,595	3,248,578	4,412,465	3,213,828	3,643,533	14,518,404
	M-F	0	2,226,820	0	0	0	180,000	180,000
Kent County TOTAL	S-F	4,489,537	19,138,813	4,677,618	6,331,780	5,031,348	4,496,753	20,537,499
	M-F	0	4,201,820	175,000	0	0	1,351,000	1,526,000
	TOTAL	4,489,537	23,340,633	4,852,618	6,331,780	5,031,348	5,847,753	22,063,499

CHART 2-C: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

SUSSEX COUNTY

LOCATION	STRUCTURE	4th Qtr	1984 TOTAL	1985 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL
Bethany	S-F	1,485,600	6,434,402	1,356,288	1,199,100	415,220	2,786,095	5,756,703
	M-F	0	0	0	0	0	0	0
Bethel	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	71,037	71,037	49,000	100,000	64,000	79,160	292,160
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	40,000	40,000	0	0	60,000	0	60,000
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	456,000	456,500	0	0	400,000	0	400,000
	M-F	0	0	900,000	0	0	697,000	1,597,000
Fenwick Island	S-F	0	256,000	0	80,000	0	0	80,000
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	287,500	486,500	469,000	73,000	146,000	42,000	730,000
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	0	0	0	50,000	0	0	50,000
	M-F	0	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	174,100	207,700	37,000	36,000	0	0	73,000
	M-F	0	0	0	0	0	0	0
Lewes	S-F	1,003,150	1,292,256	218,375	325,390	181,400	401,772	1,126,937
	M-F	60,000	60,000	0	0	0	67,000	67,000
Milford (S)	S-F	66,000	482,025	136,400	218,750	0	72,100	407,250
	M-F	800,000	880,000	0	0	135,000	84,000	219,000
Millsboro	S-F	87,000	273,750	38,000	38,000	0	0	76,000
	M-F	0	0	0	0	0	800,000	800,000
Milton	S-F	0	30,000	0	92,000	49,000	0	141,000
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	152,600	761,000	287,000	265,000	158,900	463,000	1,173,900
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	60,000	140,000	65,000	58,000	0	306,000	429,000
	M-F	0	0	1,600,000	0	0	0	1,600,000
Seaford	S-F	90,000	537,653	235,000	0	76,875	140,000	451,875
	M-F	500,000	1,837,500	0	0	0	0	0
Selbyville	S-F	71,800	298,200	0	152,000	0	39,000	191,000
	M-F	0	0	0	0	30,000	0	30,000
Slaughter Beach	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
South Bethany	S-F	839,705	4,202,082	981,254	1,150,990	376,268	343,000	2,851,512
	M-F	0	0	0	0	0	0	0
Sussex County Balance	S-F	4,165,993	22,050,071	5,342,098	23,474,679	6,953,929	4,160,828	39,931,534
	M-F	1,516,000	18,305,738	3,056,000	5,552,053	796,000	11,648,000	21,052,053
Sussex County TOTAL	S-F	9,050,485	38,018,676	9,214,415	27,312,909	8,881,592	8,832,955	54,241,871
	M-F	2,876,000	21,083,238	5,556,000	5,552,053	961,000	13,296,000	25,365,053
	TOTAL	11,926,485	59,101,914	14,770,415	32,864,962	9,842,592	22,128,955	79,606,924
STATEWIDE	S-F	32,725,448	113,220,337	20,951,694	52,483,665	37,035,558	36,183,556	146,654,473
	M-F	11,012,400	51,623,728	8,955,000	9,119,603	2,453,667	20,370,667	40,898,937
	TOTAL	43,737,848	164,844,065	29,906,694	61,603,268	39,489,225	56,554,223	187,553,410

Chart 3-A: AVERAGE COST ON-SITE CONSTRUCTION (REPORTED FROM PERMITS)

NEW CASTLE COUNTY

LOCATION	STRUCTURE	4th Qtr	1984 TOTAL	1985 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	0	0	28,333	0	28,333
	M-F	0	0	0	0	0	0	0
New Castle	S-F	35,000	75,000	61,667	35,000	35,714	58,500	45,154
	M-F	0	0	0	37,500	0	0	37,500
Newark	S-F	36,016	32,771	63,333	40,192	29,882	62,403	38,409
	M-F	0	28,983	0	29,300	0	0	29,300
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Wilmington	S-F	51,577	44,305	102,500	41,895	34,267	130,000	47,436
	M-F	60,000	46,296	45,387	0	0	54,444	47,425
New Castle Co. Balance	S-F	36,598	38,072	27,046	36,127	37,491	38,117	36,031
	M-F	23,685	29,357	22,778	46,024	19,902	22,376	25,940
New Castle Co. TOTAL	S-F	37,326	38,242	29,172	36,439	36,937	38,670	36,374
	M-F	30,360	31,538	40,300	42,983	19,902	24,886	29,931
	TOTAL	34,938	35,807	31,937	37,344	35,115	34,808	35,140

Chart 3-B: AVERAGE COST ON-SITE CONSTRUTION (REPORTED FROM PERMITS)

KENT COUNTY

LOCATION	STRUCTURE	4th Qtr	1984 TOTAL	1985 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL
Camden	S-F	0	40,265	36,000	0	34,000	0	34,167
	M-F	0	0	0	0	0	0	0
Dover	S-F	33,643	31,912	33,385	35,922	44,192	52,400	38,452
	M-F	0	32,000	0	0	0	18,767	18,767
Harrington	S-F	0	36,433	0	29,750	31,000	25,000	29,300
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	0	0	36,500	54,000	36,000	46,900
	M-F	0	35,000	0	0	0	0	0
Smyrna	S-F	35,705	37,431	30,347	48,192	35,260	38,317	41,734
	M-F	0	20,000	17,500	0	0	22,500	18,333
Kent County Balance	S-F	51,683	48,259	49,978	55,156	52,686	53,581	52,987
	M-F	0	18,557	0	0	0	22,500	22,500
Kent County TOTAL	S-F	43,169	41,971	43,219	48,706	47,918	51,687	47,762
	M-F	0	22,713	17,500	0	0	19,300	19,075
	TOTAL	43,169	36,413	41,124	48,706	47,918	37,247	14,768

CHART 3-C: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
SUSSEX COUNTY

LOCATION	STRUCTURE	4th Qtr	1984 TOTAL	1985 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL
Bethany	S-F	64,591	48,745	56,512	70,535	83,044	60,567	62,573
	M-F	0	0	0	0	0	0	0
Bethel	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	35,519	35,519	24,500	33,333	32,000	39,580	32,462
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	40,000	40,000	0	0	60,000	0	60,000
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	91,200	91,200	0	0	80,000	0	80,000
	M-F	0	0	100,000	0	0	69,700	84,053
Fenwick Island	S-F	0	64,000	0	80,000	0	0	80,000
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	95,833	60,000	27,588	36,500	48,667	42,000	31,739
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	0	0	0	25,000	0	0	25,000
	M-F	0	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	34,820	34,617	37,000	36,000	0	0	36,500
	M-F	0	0	0	0	0	0	0
Lewes	S-F	55,731	53,844	43,675	65,078	60,467	200,886	75,129
	M-F	20,000	20,000	0	0	0	33,500	33,500
Milford (S)	S-F	33,000	60,253	45,467	72,917	0	36,050	50,906
	M-F	25,000	24,444	0	0	22,500	21,000	21,900
Millsboro	S-F	43,500	45,625	38,000	38,000	0	0	38,000
	M-F	0	0	0	0	0	25,000	25,000
Milton	S-F	0	30,000	0	46,000	49,000	0	47,000
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	50,867	44,765	41,000	66,250	52,967	66,143	55,900
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	60,000	70,000	65,000	58,000	0	61,200	61,286
	M-F	0	0	94,118	0	0	0	94,118
Seaford	S-F	90,000	53,765	78,333	0	38,438	46,667	56,484
	M-F	27,778	29,637	0	0	0	0	0
Selbyville	S-F	35,900	42,600	0	50,667	0	39,000	47,750
	M-F	0	0	0	0	7,500	0	7,500
Slaughter Beach	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
South Bethany	S-F	59,979	62,718	75,481	82,214	62,711	68,600	75,040
	M-F	0	0	0	0	0	0	0
Sussex County Balance	S-F	44,796	48,144	48,127	88,584	44,864	50,742	65,141
	M-F	63,167	47,180	65,021	50,019	99,500	30,897	38,770
Sussex County TOTAL	S-F	51,717	50,157	49,013	84,299	47,750	56,621	63,515
	M-F	37,351	43,115	76,110	50,019	53,389	31,285	40,454
	TOTAL	47,327	47,395	56,592	75,552	48,248	38,088	53,752
STATEWIDE	S-F	41,268	42,246	38,944	54,051	40,388	43,385	44,986
	M-F	31,920	34,188	54,939	47,008	26,384	28,098	34,808
	TOTAL	38,434	39,342	42,663	52,878	39,098	36,276	42,289

CHART 4A: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCATION	4th QUARTER 1984								1984 TOTAL							
	1 BR		2 BR		3 BR		4 BR		1 BR		2 BR		3 BR		4 BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	1	0	0	0	0	0	0	0	7	0	0	0
Newark	0	0	1	0	21	0	2	0	0	8	10	8	54	0	7	0
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wilmington	0	21	6	29	20	0	0	0	0	54	16	54	43	0	0	0
County Balance	6	39	88	177	208	2	161	0	7	240	244	443	652	29	426	0
COUNTY TOTAL	6	60	95	206	250	2	163	0	7	302	270	505	756	29	433	0
KENT																
Camden	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Dover	0	0	9	0	29	0	4	0	0	50	95	0	109	0	16	0
Harrington	0	0	0	0	0	0	0	0	0	0	1	0	2	0	0	0
Milford (K)	0	0	0	0	0	0	0	0	0	0	0	3	0	2	0	0
Smyrna	0	0	0	0	8	0	0	0	0	0	0	10	20	0	1	0
County Balance	0	0	8	0	38	0	8	0	3	96	39	24	146	0	23	0
COUNTY TOTAL	0	0	17	0	75	0	12	0	3	146	136	37	277	2	40	0
SUSSEX																
Bethany	0	0	0	0	11	0	12	0	0	0	19	0	88	0	25	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0
Bridgeville	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	0	0	0	1	0	4	0	0	0	0	0	1	0	4	0
Fenwick Island	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0
Georgetown	0	0	1	0	0	0	2	0	0	0	2	0	4	0	2	0
Greenwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	5	0	0	0	0	0	0	0	6	0	0	0
Lewes	0	0	0	3	18	0	0	0	1	0	1	3	22	0	0	0
Milford (S)	0	16	0	16	2	0	0	0	0	18	0	18	6	0	2	0
Millsboro	0	0	0	0	2	0	0	0	0	0	0	0	6	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Ocean View	0	0	0	0	3	0	0	0	0	0	0	0	17	0	0	0
Rehoboth	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0
Seaford	0	0	0	18	1	0	0	0	0	24	0	38	10	0	0	0
Selbyville	0	0	0	0	2	0	0	0	0	0	0	0	7	0	0	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	0	0	1	0	6	0	7	0	0	0	11	0	44	0	12	0
County Balance	0	0	45	2	47	20	1	2	11	12	164	146	257	196	26	34
COUNTY TOTAL	0	16	47	39	106	20	22	2	12	54	199	205	475	196	72	34
STATEWIDE TOTAL	6	76	159	245	431	22	197	2	22	502	605	747	1,508	227	545	34

CHART 4B NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCATION	4th QUARTER 1985								1985 TOTAL							
	1 BR		2 BR		3 BR		4 BR		1 BR		2 BR		3 BR		4 BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0
New Castle	0	0	0	0	2	0	0	0	1	2	2	4	9	4	1	0
Newark	0	0	0	0	6	0	2	0	0	0	14	0	45	0	8	1
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wilmington	0	0	0	10	1	8	0	0	0	62	4	10	35	8	0	0
County Balance	1	72	125	140	284	0	170	0	4	111	313	246	984	11	562	0
COUNTY TOTAL	1	72	125	150	293	8	172	0	5	175	336	260	1,073	23	571	1
KENT																
Camden	0	0	0	0	0	0	0	0	0	0	11	0	1	0	0	0
Dover	0	24	0	30	3	6	7	0	0	24	20	30	69	6	22	0
Harrington	0	0	1	0	0	0	0	0	0	0	3	0	2	0	0	0
Milford (K)	0	0	0	0	1	0	0	0	0	0	0	0	5	0	0	0
Smyrna	0	0	2	0	7	0	0	0	0	0	3	10	21	0	1	0
County Balance	0	0	11	8	52	0	5	0	1	0	39	8	213	0	21	0
COUNTY TOTAL	0	24	14	38	63	6	12	0	1	24	76	48	311	6	44	0
SUSSEX																
Bethany	16	0	0	0	27	0	3	0	16	0	2	0	53	0	21	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	0	0	2	0	0	0	0	0	2	0	7	0	3	0
Bridgeville	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	4	0	0	0	0	0	6	0	4	0	0	5	9	0	6
Fenwick Island	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Georgetown	0	0	1	0	0	0	0	0	0	0	20	0	3	0	0	0
Greenwood	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Lewes	0	0	0	2	2	0	0	0	0	0		2	13	0	1	0
Milford (S)	0	2	0	2	0	2	0	0	0	8	0	2	6	2	0	0
Millsboro	0	16	0	16	0	0	0	0	0	16	2	16	0	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0
Ocean View	0	0	2	0	5	0	0	0	0	0	5	0	15	0	0	0
Rehoboth	0	0	0	0	5	0	0	0	0	0	0	0	6	17	1	0
Seaford	0	0	0	0	3	0	0	0	0	0	0	0	7	0	0	0
Selbyville	0	0	0	0	1	0	0	0	0	0	0	4	4	0	0	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	0	0	0	0	3	0	2	0	0	0	0	0	21	0	17	0
County Balance	0	29	24	323	71	7	4	1	11	29	155	421	433	69	31	7
COUNTY TOTAL	16	51	27	343	119	9	9	7	27	57	187	445	580	97	76	13
STATEWIDE TOTAL	17	147	166	531	475	23	193	7	33	256	599	753	1,964	126	816	14

CHART 5: NUMBER OF UNITS BY SQUARE FEET PER UNIT

LOCATION	4th QUARTER			1984 TOTAL			4th QUARTER			1985 TOTAL		
	under 1000	1000-1500	over 1500	under 1000	1000 - 1500	over 1500	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500
NEW CASTLE												
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	3	0
New Castle	0	1	0	0	7	0	0	2	0	3	16	4
Newark	7	11	6	54	19	55	0	5	3	17	35	16
Newport	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	-	-	-	-
Wilmington	0	10	66	33	50	84	0	8	11	4	81	34
County Balance	9	363	309	289	855	901	127	327	338	253	828	1,150
COUNTY TOTAL	16	385	381	376	931	995	127	342	352	277	963	1,204
KENT												
Camden	0	0	0	1	0	0	0	0	0	0	12	0
Dover	2	30	10	52	184	34	24	32	14	51	63	57
Harrington	0	0	0	0	2	1	0	1	0	0	5	0
Milford (K)	0	0	0	0	5	0	0	1	0	0	6	1
Smyrna	0	7	1	10	19	2	5	4	0	6	28	1
County Balance	2	24	28	100	133	98	11	36	29	26	143	113
COUNTY TOTAL	4	61	39	163	343	135	40	74	43	83	255	172
SUSSEX												
Bethany	0	7	16	0	77	55	0	0	46	0	13	79
Bethel	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	2	0	0	2	0	0	2	0	3	6	0
Bridgeville	0	1	0	0	1	0	0	0	0	0	1	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	0	5	0	0	5	6	4	0	11	4	9
Fenwick Island	0	0	0	0	2	2	0	0	0	0	0	1
Georgetown	0	1	2	0	5	3	0	1	0	8	15	0
Greenwood	0	0	0	0	0	0	0	0	0	0	2	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	5	0	0	6	0	0	0	0	0	2	0
Lewes	3	18	0	3	23	1	0	2	2	0	13	4
Milford (S)	32	2	0	36	3	5	4	2	0	19	4	4
Millsboro	0	1	1	0	2	4	0	30	2	0	31	3
Milton	0	0	0	0	1	0	0	0	0	0	3	0
Ocean View	0	2	1	0	16	1	0	6	1	0	18	3
Rehoboth	0	0	1	0	0	2	0	4	1	0	22	2
Seaford	18	1	0	63	7	2	0	2	1	0	6	2
Selbyville	0	2	0	1	4	2	0	1	0	0	6	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	1	3	10	2	20	45	0	1	4	0	5	33
County Balance	4	57	56	125	461	260	416	43	0	544	347	265
COUNTY TOTAL	58	102	92	230	630	387	426	98	57	576	498	407
STATEWIDE TOTAL	78	548	512	769	1,904	1,517	593	514	452	936	1,716	1,783

CHART 6: HEATING FUEL IN NEW HOUSING UNITS

LOCATION	NUMBER OF NEW UNITS WITH SPECIFIED FUEL															
	4th QUARTER				1984 TOTAL				4th QUARTER				1985 TOTAL			
	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
New Castle	0	0	1	0	0	6	1	0	0	2	0	0	3	20	0	0
Newark	1	1	22	0	5	2	80	0	0	0	8	0	2	4	62	0
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wilmington	0	1	75	0	0	5	162	0	0	0	19	0	0	9	110	0
County Balance	21	31	627	2	178	489	1,364	10	15	164	612	1	85	308	1832	6
COUNTY TOTAL	22	33	725	2	183	502	1,607	10	15	166	639	1	90	341	2007	6
KENT																
Camden	0	0	0	0	0	0	1	0	0	0	0	0	0	0	12	0
Dover	22	15	5	0	52	85	132	1	0	68	2	0	11	131	29	0
Harrington	0	0	0	0	0	0	3	0	0	1	0	0	0	1	3	1
Milford (K)	0	0	0	0	0	0	5	0	0	0	1	0	0	0	5	0
Smyrna	0	1	7	0	0	12	19	0	0	3	6	0	0	15	20	0
County Balance	10	0	40	4	27	3	286	15	15	0	56	5	47	4	211	20
COUNTY TOTAL	32	16	52	4	79	100	446	16	15	72	65	5	58	151	280	21
SUSSEX																
Bethany	0	0	23	0	0	0	132	0	0	0	46	0	0	0	92	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	2	0	0	0	2	0	0	0	2	0	0	0	9	0
Bridgeville	0	0	1	0	0	0	1	0	0	0	0	0	0	0	1	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	4	0	1	0	4	0	1	0	6	0	4	0	15	0	9	0
Fenwick Island	0	0	0	0	0	0	4	0	0	0	0	0	0	0	1	0
Georgetown	0	0	3	0	0	0	6	2	0	0	1	0	1	0	22	0
Greenwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	5	0	0	0	6	0	0	0	0	0	0	0	2	0
Lewes	8	0	13	0	8	0	18	1	0	0	4	0	3	0	14	0
Milford (S)	0	0	34	0	0	0	44	0	0	0	6	0	0	0	18	0
Millsboro	0	0	2	0	0	1	5	0	0	0	32	0	0	0	34	0
Milton	0	0	0	0	0	0	1	0	0	0	0	0	0	0	3	0
Ocean View	0	0	3	0	0	0	17	0	0	2	5	0	0	2	19	0
Rehoboth	0	0	1	0	0	0	2	0	0	0	5	0	1	0	23	1
Seaford	0	1	18	0	41	1	30	0	0	2	1	0	0	2	6	0
Selbyville	0	0	2	0	0	0	7	0	0	0	1	0	0	0	8	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	0	0	14	0	0	0	67	0	0	0	5	0	0	0	38	0
County Balance	30	3	81	3	94	24	712	16	80	5	374	0	328	30	787	10
COUNTY TOTAL	42	4	203	3	147	26	1,055	19	86	9	486	0	348	34	1088	11
STATEWIDE TOTAL	96	53	980	9	409	628	3,108	45	116	247	1190	6	496	526	3375	38

CHART 7: REHABILITATION HOUSING (UNITS AND COST)
$000

LOCATION	1984				1985			
	4th QTR.		TOTAL		4th QTR.		TOTAL	
	UNITS	COST	UNITS	COST	UNITS	COST	UNITS	COST
NEW CASTLE								
Bellefonte	0	0	0	0	0	0	0	0
Elsmere	2	20	7	75	3	50	12	90
New Castle	0	0	0		24	166	25	176
Newark	6	49	25	298	1	12	17	391
Newport	0	0	0	0	0	0	0	0
Odessa	–	–	–	–	–	–	–	–
Wilmington	164	3,592	556	10,584	152	2,203	581	7,749
County Balance	79	1,159	231	3,753	67	1,032	240	3,661
COUNTY TOTAL	251	4,820	829	14,710	247	3,464	875	14,618
KENT								
Camden	0	0	3	21	2	12	2	12
Dover	9	134	36	506	6	69	29	44
Harrington	0	0	4	64	0	0	1	6
Milford (K)	4	44	7	81	4	90	7	164
Smyrna	0	0	0	0	0	0	7	56
County Balance	28	342	89	1,240	28	326	86	1,303
COUNTY TOTAL	41	520	135	1,912	40	497	132	1,982
SUSSEX								
Bethany	1	31	1	31	21	245	34	380
Bethel	0	0	0	0	0	0	0	0
Blades	0	0	0	0	0	0	0	0
Bridgeville	0	0	1	45	0	0	0	0
Dagsboro	1	23	1	23	0	0	0	0
Delmar	1	7	4	27	0	0	5	53
Dewey Beach	0	0	0	0	0	0	0	0
Fenwick Island	0	0	0	0	0	0	0	0
Georgetown	2	13	13	110	2	17	17	158
Greenwood	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0
Laurel	2	35	6	93	0	0	0	0
Lewes	10	311	38	998	1	55	28	844
Milford (S)	2	16	7	80	1	15	2	24
Millsboro	0	0	8	121	10	164	31	810
Milton	2	45	9	116	4	240	5	255
Ocean View	1	8	6	54	0	0	1	6
Rehoboth	10	221	47	851	10	745	21	1,098
Seaford	0	0	6	63	3	45	17	184
Selbyville	0	0	0	0	8	80	8	80
Slaughter Beach	–	–	–	–	–	–	–	–
South Bethany	4	95	12	124	3	60	18	230
County Balance	12	126	12	126	0	0	49	1,176
COUNTY TOTAL	48	,931	175	2,957	63	1,666	236	5,133
STATEWIDE	340	6,271	1,139	19,589	350	5,627	1,243	21,733

CHART 8: RESIDENTIAL DEMOLITIONS

LOCATION	NUMBER OF UNITS DEMOLISHED			
	1984		1985	
	4th Qtr	TOTAL	4th Qtr	TOTAL
NEW CASTLE				
Bellefonte	0	0	0	0
Elsmere	0	0	0	1
New Castle	0	0	0	1
Newark	0	10	2	5
Newport	0	0	0	0
Odessa	0	0	0	0
Wilmington	19	51	7	44
County Balance	2	27	4	19
COUNTY TOTAL	21	88	13	70
KENT				
Camden	0	1	0	0
Dover	0	0	0	0
Harrington	0	1	0	1
Milford (K)	0	0	1	1
Smyrna	0	2	0	3
County Balance	4	31	13	37
COUNTY TOTAL	4	35	14	42
SUSSEX				
Bethany	1	1	1	1
Bethel	0	0	0	0
Blades	0	0	0	0
Bridgeville	12	25	0	1
Dagsboro	0	0	0	0
Delmar	1	1	0	0
Dewey Beach	0	0	0	0
Fenwick Island	0	0	0	0
Georgetown	0	4	0	3
Greenwood	0	0	0	0
Henlopen Acres	0	0	0	0
Laurel	0	0	0	0
Lewes	2	5	0	0
Milford (S)	0	0	1	3
Millsboro	0	0	0	1
Milton	0	0	0	0
Ocean View	0	0	0	0
Rehoboth	0	2	0	3
Seaford	0	1	0	2
Selbyville	0	0	1	2
Slaughter Beach	-	-	-	-
South Bethany	0	0	0	0
County Balance	0	0	0	0
COUNTY TOTAL	16	39	3	16
STATEWIDE	41	162	30	128

APPENDIX B

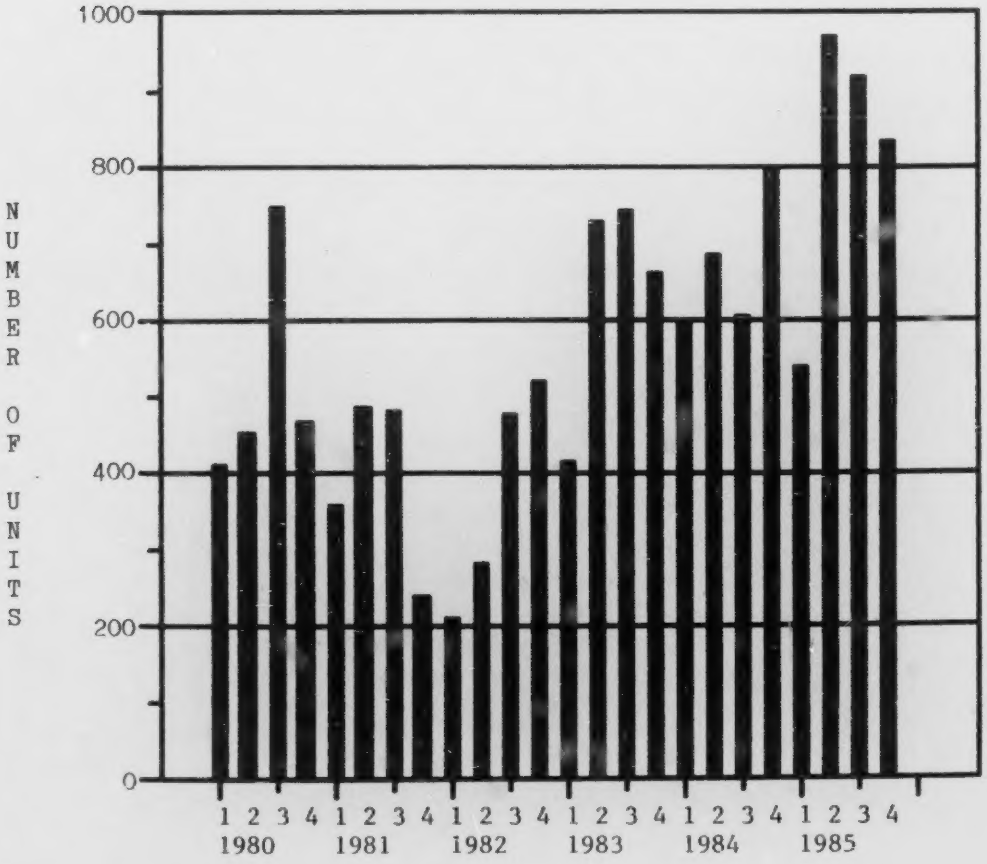
GRAPHS OF SINGLE FAMILY HOUSING PRODUCTION

1980 - 1985

(BY QUARTER)

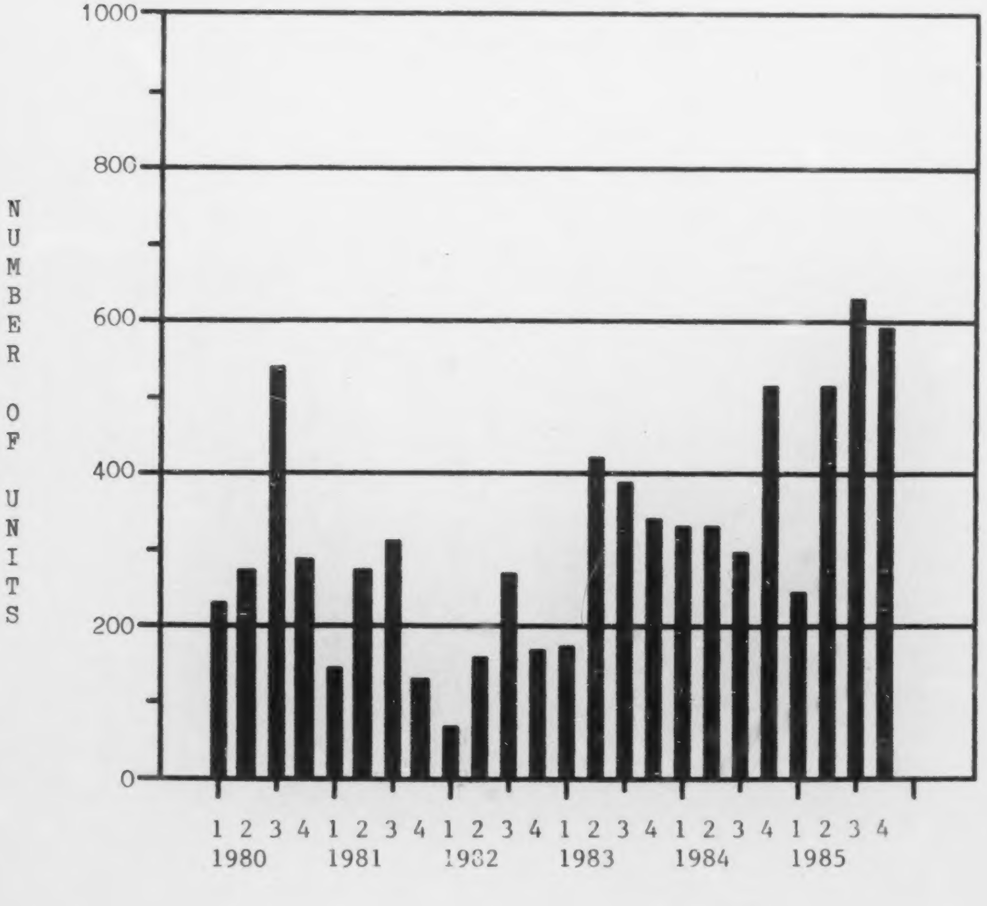
SINGLE FAMILY HOUSING PRODUCTION

STATEWIDE BY QUARTER



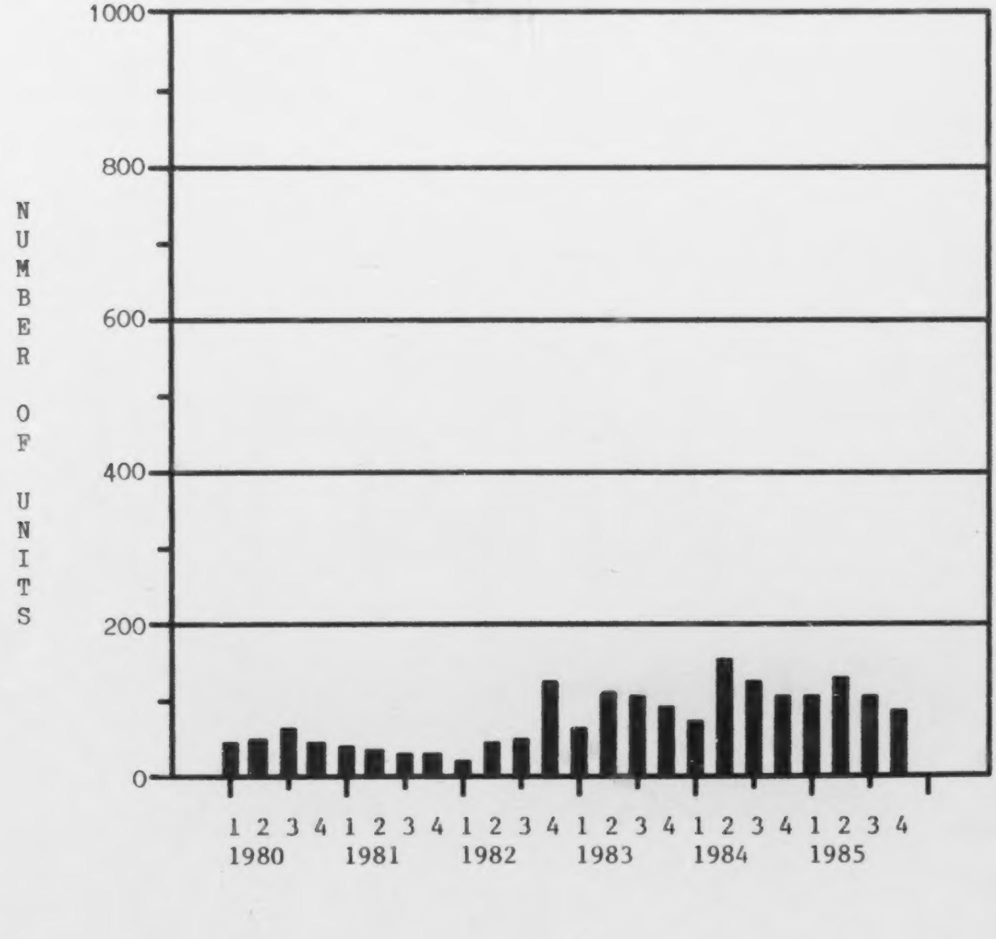
SINGLE FAMILY HOUSING PRODUCTION

NEW CASTLE COUNTY BY QUARTER



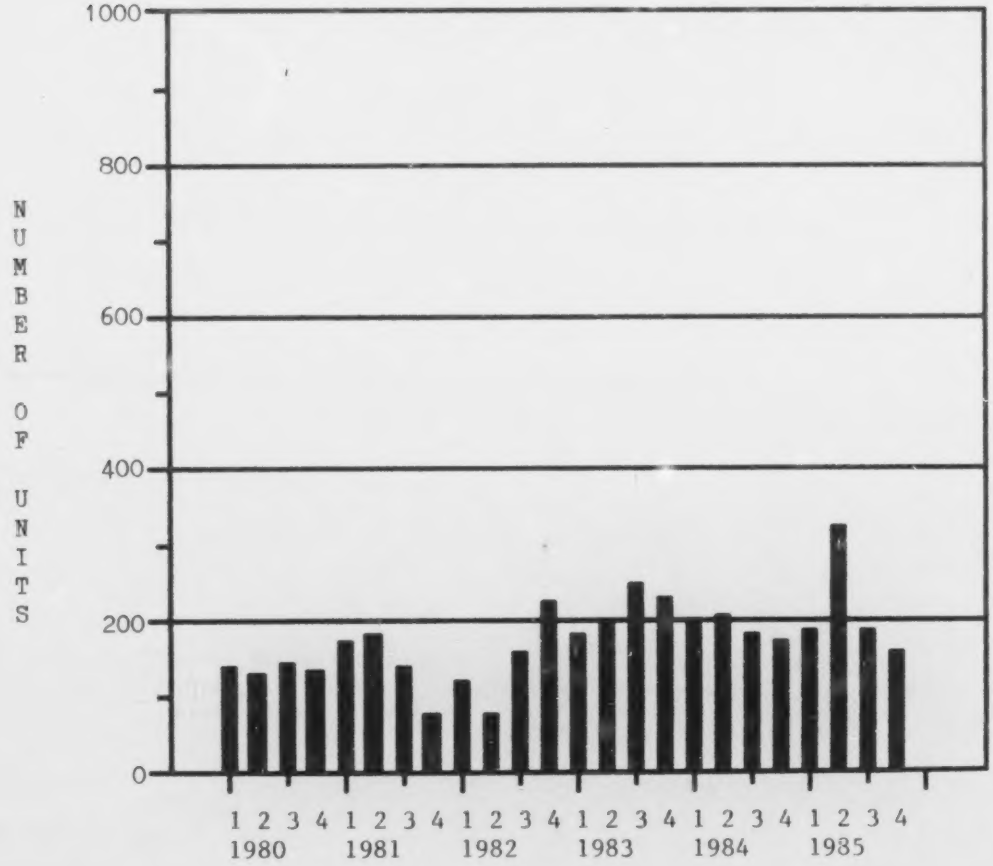
SINGLE FAMILY HOUSING PRODUCTION

KENT COUNTY BY QUARTER



SINGLE FAMILY HOUSING PRODUCTION

SUSSEX COUNTY BY QUARTER



APPENDIX C

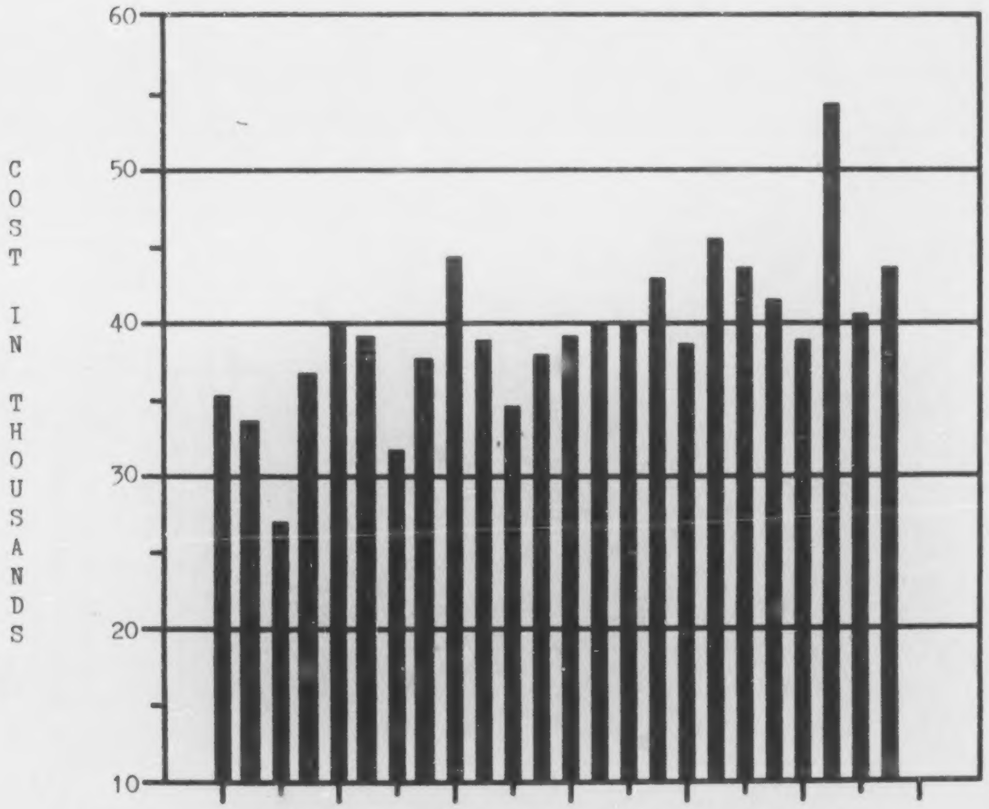
AVERAGE BUILDERS' COST OF A SINGLE FAMILY HOME

1980 - 1985

(BY QUARTER)

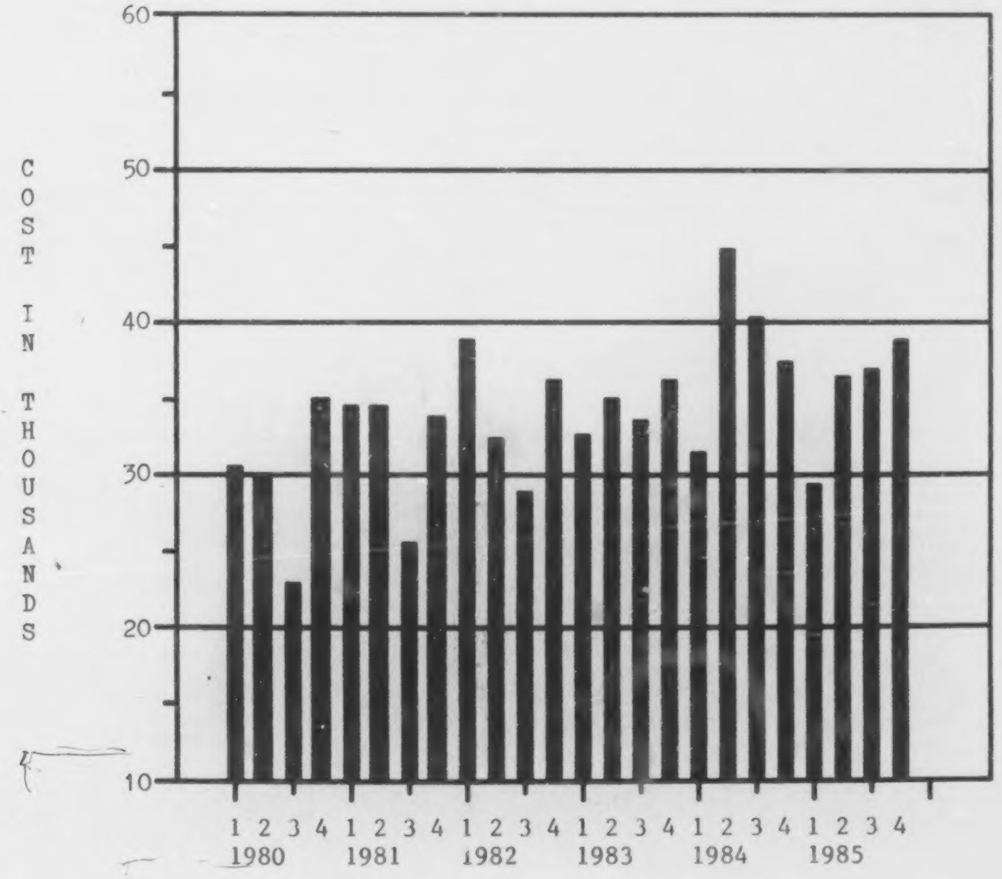
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

STATEWIDE BY QUARTER



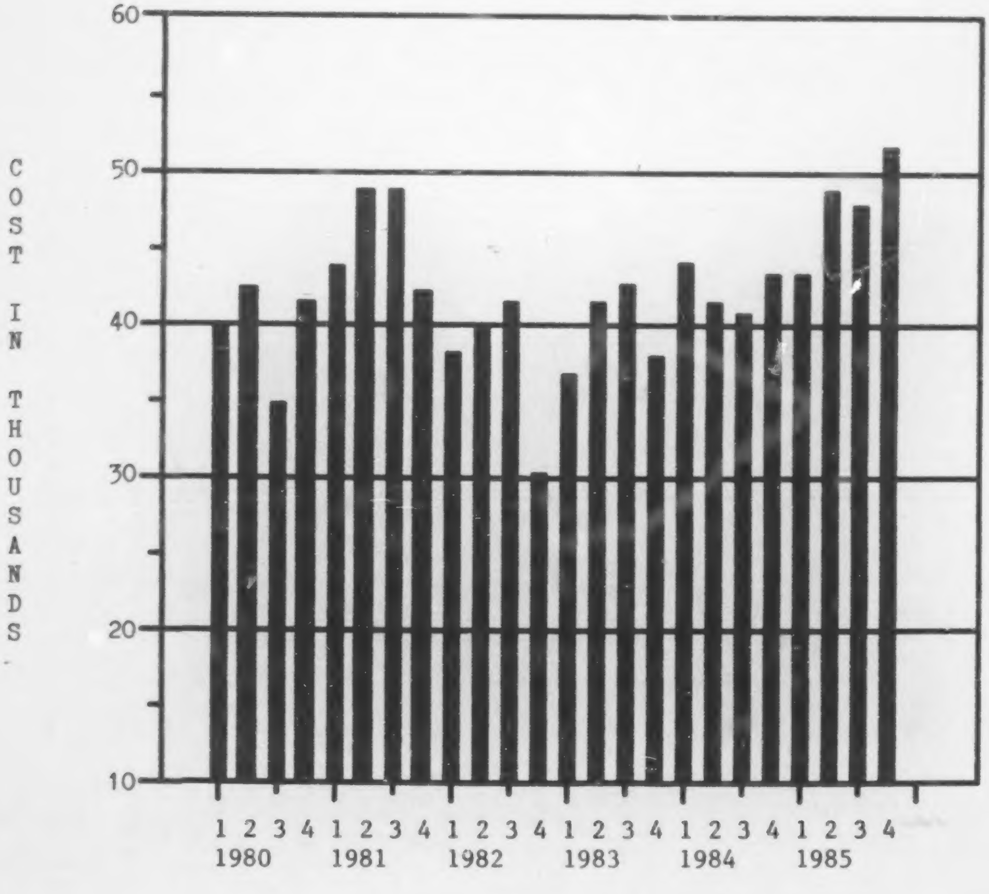
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

NEW CASTLE COUNTY BY QUARTER



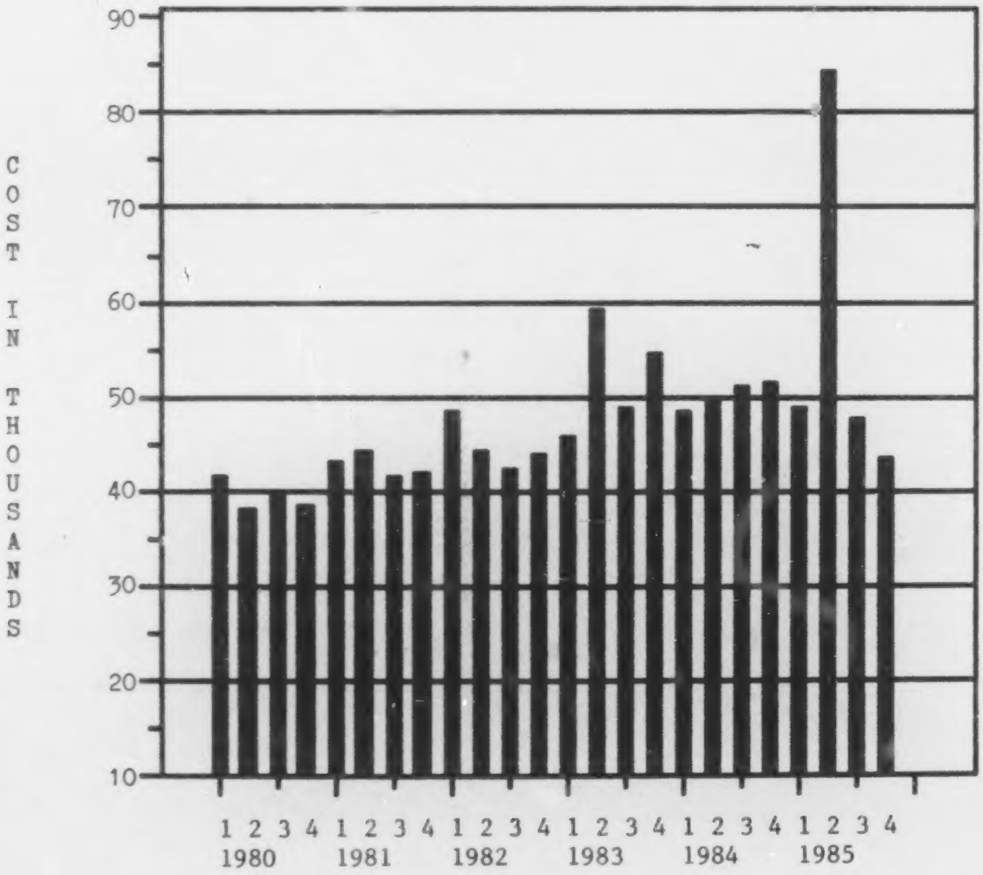
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

KENT COUNTY BY QUARTER



AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

SUSSEX COUNTY BY QUARTER



The cooperation of local building permit
offices in supplying data for this report
is gratefully acknowledged.

Document #50-09-86-02-01 Printed in U.S.A.

ERRATUM

A miscalculation was found in the "1985 Annual Housing Production in Delaware" portion of this issue of the Quarterly Review of Housing Production after it was sent to the printers.

Please change the "31%" figure on line four, paragraph two in the "Unit Profile" section, page 11, to read "50%". The corrected sentence should read:

> "Kent Countians preferred the mid-sized unit--containing between 1,000 and 1,500 square feet--this year at 50% of all on-site activity in that County."

7/8/86

S1345-2A

VOL. XV, NO. 2

SPRING, 1986

QUARTERLY REVIEW OF HOUSING PRODUCTION IN DELAWARE

FIRST QUARTER, 1986

QUARTERLY REVIEW
OF
HOUSING PRODUCTION
IN
DELAWARE

FIRST QUARTER, 1986

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Research and Information Section
Division of Housing and
Community Development
Department of Community Affairs
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Dover, Delaware 19901

June, 1986

FOREWORD

The first quarter of 1986 put Delaware's housing production off to a strong start--the strongest since 1973, and 34% stronger than the same period last year. The biggest jump over first quarter 1985 was a 66% increase in single family on-site homes. Mobile homes increased 11%. Multi-family development, however, was down 33% from a year ago, a continuing concern in a state with a very low vacancy rate.

As you read this report, you will notice a change in format. We have computerized our charts to ensure accuracy, and we have integrated many of them into the text. We hope this will make the report easier to use and enable future editions to be published closer to the end of the period they cover.

We are evaluating the content of the report carefully and want a better understanding of who uses it and what sections/charts are most helpful. We welcome suggestions for changes/additions/deletions. Please take the time to fill out the enclosed questionnaire and return it to us. We need to know if the report is being used, and if so, how we can make it more useful. Thank you for your help.

Martha S. Harris

MARTHA S. HARRIS
Director, Division of Housing
and Community Development

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INTRODUCTION

This report presents housing activity in Delaware for the first quarter 1986. Data included are: number of new housing units authorized by building permit, construction costs, number of mobile homes sold, details on unit composition, rehabilitated housing units and residential demolitions.

Information herein relates only to new housing units intended for occupancy on a housekeeping, rather than business, basis. The figures are actual totals accumulated from authorized building permits recorded by various jurisdictions and compiled by the Division of Housing and Community Development. Excluded from the data are hotels and motels, as well as group residential structures with permanent population. Because it is becoming more difficult to distinguish seasonal housing units constructed with full plumbing, heating and electrical facilities for eventual use as retirement homes from housing units constructed as year-round residences, on-site construction data for Sussex County includes all units begun there. With this addition, however, comparisons to previous quarters cannot be made for at least one year since totals before this quarter did not include seasonal units.

Although the data relates to permit issuance rather than actual housing starts, permits are prompt, accurate indicators of construction activity. The United States Bureau of Census states that approximately 98-99 percent of all authorized construction is eventually undertaken. For simplification, therefore, permit issuance is expressed as "starts."

Building Permit Jurisdictions

New Castle and Kent County's building permit systems cover all unincorporated areas within their respective boundaries plus those incorporated communities without permit systems. Those towns and municipalities having permit laws are counted as separate entities within their counties.

Sussex County issues permits for the entire county, even though many local governments have building permit systems. This report adjusts county data to avoid double-counting.

Milford's data is counted in the county containing the building activity.

Definitions

Housing Units - for this report, a housing unit is a room or group of rooms intended for occupancy as separate year-round living quarters by one or more persons, and includes permanent provisions for living, sleeping, eating, cooking, and sanitation.

In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Migratory, seasonal and vacation housing has been omitted.

Single-Family Unit - one-family free-standing homes and townhouses or row houses intended to be sold.

Multi-Family Units - a building occupied by more than one family all sharing a common area of land (i.e. condominiums, apartments and townhouses intended to be rented).

Substantial Rehabilitation - additions and alterations containing three of the following four elements constitute substantial rehabilitation: electrical, heating, plumbing or structural work.

On-site Construction - housing built at the site it will occupy once completed. For the purposes of this report, manufactured housing is included in this definition. Mobile homes are not on-site construction.

Abbreviations Key

S-F - single-family
M-F - multi-family
M-H - mobile home

FIRST QUARTER, 1986 HOUSING PRODUCTION

STATEWIDE

Housing starts in Delaware during first quarter 1986 produced 1,325 units, the strongest first quarter showing since 1973. Single-family starts increased 7% and 66% respectively over last quarter and first quarter 1985, while multi-family starts decreased 85% and 33%. Mobile home sales dropped 20% from last quarter, but increased 11% over first quarter 1985. On-site units built this quarter totalled 1,003, and 322 new mobile homes were titled. Table 1 summarizes the total statewide housing production by housing type and quarter.

TABLE 1: STATEWIDE HOUSING PRODUCTION

STRUCTURE	1985 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	Year To Date
S-F	538	971	917	834	3,260	894	894
M-F	163	194	93	725	1,175	109	109
Total	701	1,165	1,010	1,559	4,435	1,003	1,003
M-H	291	381	486	400	1,558	322	322
TOTAL	992	1,546	1,496	1,959	5,993	1,325	1,325

The following points are of interest:

- Single-family housing construction increased 16% and 81% respectively in Kent and Sussex Counties this quarter compared to last.
- New Castle County continues to account for more than half of the State's single-family housing activity.
- Of the 894 single-family units begun during first quarter 1986, 43 were identified as manufactured homes. New Castle County recorded 13, Kent County 15 and Sussex County 15. Nanticoke Homes of Greenwood continues to manufacture the majority.
- Multi-family housing decreased throughout the State this quarter from last. More than half of the new multi-family unit starts are in New Castle County this quarter.
- 64% of new mobile homes titled this quarter are in Kent County.

COUNTY ON-SITE CONSTRUCTION

New Castle County

Total on-site activity in New Castle County (581) decreased 29% this quarter from last, but is up 80% over first quarter 1985.

- Single-family on-site construction decreased 57% from last quarter, but increased 111% over first quarter 1985. Although single-family residential growth is still targeted in the Rt. 40-I-95 corridor, construction continues in new subdivisions scattered around the county.
- Multi-family starts totalled 70 units, a 70% and 13% decrease respectively from last quarter and first quarter 1985. Continued construction at Arbor Pointe near Newark, and Birch Pointe, a condominium development in Pike Creek Valley, accounted for most of this quarter's multi-family activity.

The following table provides detail of New Castle County data by quarter since first quarter 1985.

NEW CASTLE COUNTY

TABLE 2: ON-SITE PERMITS ISSUED ISSUED AND MOBILE HOME SALES

LOCATION	STRUCTURE	1985 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	Year To Date
Bellefonte	S-F	0	0	0	0	0	1	1
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	3	0	3	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	3	1	7	2	13	1	1
	M-F	0	10	0	0	10	0	0
Newark	S-F	3	13	34	8	58	18	18
	M-F	0	10	0	0	10	0	0
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Wilmington	S-F	4	19	15	1	39	6	6
	M-F	62	0	0	18	80	4	4
Unincorporated Areas	S-F	232	484	567	580	1,863	485	485
	M-F	18	63	75	212	368	66	66
New Castle Co. Total On-Site Activity	S-F	242	517	626	591	1,976	511	511
	M-F	80	83	75	230	468	70	70
		322	600	701	821	2,444	581	581
County Mobile Home Sale		7	7	15	30	59	15	15
TOTAL COUNTY PRODUCTION		329	607	716	851	2,503	596	596

Kent County

On-site housing construction in Kent County, as summarized in Table 3, totalled 101 units this quarter, a decrease of 36% and 14% respectively from last quarter and first quarter 1985.

- Single-family construction totalled 101 units, up 14 units from last quarter, but 7 units less than first quarter 1985. Most of the single-family activity occured in the unincorporated areas of Kent County, but construction continues at new housing subdivisions in northwestern Dover.

- No multi-family housing construction was recorded in Kent County this quarter.

KENT COUNTY

TABLE 3: ON-SITE PERMITS ISSUED
AND MOBILE HOME SALES

LOCATION	STRUCTURE	1985 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	Year To Date
Camden	S-F	1	0	11	0	12	0	0
	M-F	0	0	0	0	0	0	0
Dover	S-F	39	36	26	10	111	30	30
	M-F	0	0	0	60	60	0	0
Harrington	S-F	0	2	2	1	5	1	1
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	1	3	1	5	2	2
	M-F	0	0	0	0	0	0	0
Smyrna	S-F	3	11	2	7	23	7	7
	M-F	10	0	0	2	12	0	0
Unincorporated Areas	S-F	65	80	61	68	274	61	61
	M-F	0	0	0	8	8	0	0
Kent County Total On-Site Activity	S-F	108	130	105	87	430	101	101
	M-F	10	0	0	70	80	0	0
	Total	118	130	105	157	510	101	101
County Mobile Home Sales		208	263	289	224	984	205	205
TOTAL COUNTY PRODUCTION		326	393	394	381	1,494	306	306

Sussex County

Single-and multi-family on-site housing starts in Sussex County totalled 321 units this quarter, 45% less than last quarter but 23% more than first quarter 1985.

- Single-family starts totalled 282 units, 81% more than last quarter and 50% above first quarter 1985. Most single-family construction continues outside town/city limits due to construction moratoriums.

- Multi-family starts totalled 39 units this quarter, a 91% drop from last quarter and 47% less than first quarter 1985. Most of the activity consisted of condominiums built at scattered sites outside incorporated town/city limits.

See Table 4 for additional details.

SUSSEX COUNTY

TABLE 4: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

LOCATION	STRUCTURE	1985 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	Year To Date
Bethany	S-F	24	[illegible]	5	46	92	24	24
	M-F	0	0	0	0	0	0	0
Bethel	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	2	3	2	2	9	4	4
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	0	0	1	0	1	1	1
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	1	1
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	0	0	5	0	5	0	0
	M-F	9	0	0	10	19	0	0
Fenwick Island	S-F	0	1	0	0	1	0	0
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	17	2	3	1	23	2	2
	M-F	0	0	0	0	0	4	4
Greenwood	S-F	0	0	0	0	2	0	0
	M-F	0	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	1	1	0	0	2	0	0
	M-F	0	0	0	0	0	0	0
Lewes	S-F	5	5	3	2	15	4	4
	M-F	0	0	0	2	2	16	16
Milford (S)	S-F	3	3	0	2	8	2	2
	M-F	0	0	6	4	10	6	6
Millsboro	S-F	1	1	0	0	2	4	4
	M-F	0	0	0	32	32	0	0
Milton	S-F	0	2	1	0	3	3	3
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	7	4	3	7	21	3	3
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	1	1	0	5	7	0	0
	M-F	17	0	0	0	17	3	3
Seaford	S-F	3	0	2	3	8	5	5
	M-F	0	0	0	0	0	0	0
Selbyville	S-F	0	3	0	1	4	0	0
	M-F	0	0	4	0	4	0	0
Slaughter Beach	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
South Bethany	S-F	13	14	6	5	38	11	11
	M-F	0	0	0	0	0	0	0
Unincorporated Areas	S-F	111	265	155	82	613	218	218
	M-F	47	111	8	377	543	10	10
Sussex County Total On-Site Activity	S-F	188	324	186	156	854	282	282
	M-F	73	111	18	425	627	39	39
	Total	261	435	204	581	1,481	321	321
County Mobile Homes Sales		76	111	182	146	515	102	102
TOTAL COUNTY PRODUCTION		337	546	386	727	1,996	423	423

MOBILE HOME ACTIVITY

Table 5 summarizes data from the State's Division of Motor Vehicles on new mobile homes titled during first quarter 1986. Most of this quarter's mobile homes were registered in Kent County. This accounts for more than half of total housing production there this quarter. Sales in all three counties decreased this quarter.

TABLE 5

Mobile Home Activity

	1st Qtr 85	4th Qtr 85	1st Qtr 86	Percent increase/(decrease) 1st Qtr 86 to 4th Qtr 85	 1st Qtr 86 to 4th Qtr 85
New Castle Co.	7	30	15	114%	(50%)
Kent Co.	208	224	205	(1.4%)	(8%)
Sussex Co.	76	146	102	34%	(30%)
Statewide Total	291	400	322	11%	(20%)

CONSTRUCTION COSTS

Reported from building permits; costs of land, architectural services, engineering, financing and other professional fees are not included.

Total Costs

The 1,003 units of on-site housing construction started this quarter generated a total permit value construction cost of $44,169,592, a more than $12 million decrease from the $56,554,223 recorded last quarter for 1,559 new housing units. However, the per unit cost increased 21% from $36,276 to $44,037 over the same period. Statewide, 894 single family units total amounted to $40,985,592 while the 109 multi-family units total $3,184,000.

Compared to housing construction dollars generated one year ago, this quarter's total on-site costs are 48% more than the $29,906,694 recorded for first quarter 1985 even though the number of units increased only 37%. Total statewide construction costs by quarters are shown on Table 6. Total construction costs by town, county and unit types by quarters are shown on Tables 7, 8, and 9.

TABLE 6: STATEWIDE TOTAL ON-SITE CONSTRUCTION COSTS
(REPORTED FROM PERMITS)

STRUCTURE	1985 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	Year To Date
S-F	20,951,694	52,483,665	37,035,558	36,183,556	146,654,473	40,985,592	40,985,592
M-F	8,955,000	9,119,603	2,453,667	20,370,667	40,898,937	3,184,000	3,184,000
TOTAL	29,906,694	61,603,268	39,489,225	56,554,223	187,553,410	44,169,592	44,169,592

NEW CASTLE COUNTY

TABLE 7: TOTAL ON-SITE CONSTRUCTION COSTS (REPORTED FROM PERMITS)

LOCATION	STRUCTURE	1985 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	Year To Date
Bellefonte	S-F	0	0	0	0	0	47,000	47,000
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	85,000	0	85,000	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	185,000	35,000	250,000	117,000	587,000	40,320	40,320
	M-F	0	375,000	0	0	375,000	0	0
Newark	S-F	190,000	522,501	1,016,090	499,223	2,227,724	640,000	640,000
	M-F	0	293,000	0	0	293,000	0	0
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Wilmington	S-F	410,000	796,000	514,000	130,000	1,850,000	380,200	380,200
	M-F	2,814,000	0	0	980,000	3,794,000	90,000	90,000
Unincorporated Areas	S-F	6,274,661	17,485,495	21,257,618	22,107,625	67,125,379	18,325,146	18,325,146
	M-F	410,000	2,899,550	1,492,667	4,743,667	9,545,884	1,064,000	1,064,000
New Castle Co. TOTAL	S-F	7,059,661	18,838,976	23,122,618	22,853,848	71,875,103	19,432,666	19,432,666
	M-F	3,224,000	3,567,550	1,492,667	5,723,667	14,007,884	1,154,000	1,154,000
	Total	10,283,661	22,406,526	24,615,285	28,577,515	85,882,987	20,586,666	20,586.666

KENT COUNTY

TABLE 8: TOTAL ON-SITE CONSTRUCTION COSTS (REPORTED FROM PERMITS)

LOCATION	STRUCTURE	1985 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	Year To Date
Camden	S-F	36,000	0	374,000	0	410,000	0	0
	M-F	0	0	0	0	0	0	0
Dover	S-F	1,302,000	1,293,200	1,149,000	524,000	4,268,200	1,254,745	1,254,745
	M-F	0	0	0	1,126,000	1,126,000	0	0
Harrington	S-F	0	59,500	62,000	25,000	146,500	52,000	52,000
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	36,500	162,000	36,000	234,000	88,500	88,500
	M-F	0	0	0	0	0	0	0
Smyrna	S-F	91,040	530,115	70,520	268,220	959,895	535,861	535,861
	M-F	175,000	0	0	45,000	220,000	0	0
Unincorporated Areas	S-F	3,248,576	4,412,465	3,213,828	3,643,533	14,518,404	3,431,959	3,431,959
	M-F	0	0	0	180,000	180,000	0	0
Kent County TOTAL	S-F	4,677,618	6,331,780	5,031,348	4,496,753	20,537,499	5,363,065	5,363,065
	M-F	175,000	0	0	1,351,000	1,526,000	0	0
	TOTAL	4,852,618	6,331,780	5,031,348	5,847,753	22,063,499	5,363,065	5,363,065

SUSSEX COUNTY

TABLE 9: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

LOCATION	STRUCTURE	1985 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	Year To Date
Bethany	S-F	1,356,288	1,199,100	415,220	2,786,095	5,756,703	1,411,772	1,411,772
	M-F	0	0	0	0	0	0	0
Bethel	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	49,000	100,000	64,000	79,160	292,160	134,900	134,900
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	0	0	60,000	0	60,000	60,000	60,000
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	89,000	89,000
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	0	0	400,000	0	400,000	0	0
	M-F	900,000	0	0	697,000	1,597,000	0	0
Fenwick Island	S-F	0	80,000	0	0	80,000	0	0
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	469,000	73,000	146,000	42,000	730,000	89,080	89,080
	M-F	0	0	0	0	0	154,000	154,000
Greenwood	S-F	0	50,000	0	0	50,000	0	0
	M-F	0	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	37,000	36,000	0	0	73,000	0	0
	M-F	0	0	0	0	0	0	0
Lewes	S-F	218,375	325,390	181,400	401,772	1,126,937	361,000	361,000
	M-F	0	0	0	67,000	67,000	640,000	640,000
Milford (S)	S-F	136,400	218,750	0	72,100	427,250	235,000	235,000
	M-F	0	0	135,000	84,000	219,000	149,000	149,000
Millsboro	S-F	38,000	38,000	0	0	76,000	182,000	182,000
	M-F	0	0	0	800,000	800,000	0	0
Milton	S-F	0	92,000	49,000	0	141,000	119,000	119,000
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	287,000	265,000	158,900	463,000	1,173,900	131,000	131,000
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	65,000	58,000	0	306,000	429,000	0	0
	M-F	1,600,000	0	0	0	1,600,000	250,000	250,000
Seaford	S-F	235,000	0	76,875	140,000	451,875	201,700	201,700
	M-F	0	0	0	0	0	0	0
Selbyville	S-F	0	152,000	0	39,000	0	0	0
	M-F	0	0	30,000	0	30,000	0	0
Slaughter Beach	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
South Bethany	S-F	981,254	1,150,990	376,268	343,000	2,851,512	932,190	932,180
	M-F	0	0	0	0	0	0	0
Unincorporated Areas	S-F	5,342,098	23,474,679	6,953,929	4,160,828	39,931,534	12,242,729	12,242,729
	M-F	3,056,000	5,552,053	796,000	11,648,000	21,052,053	837,000	837,000
Sussex County TOTAL	S-F	9,214,415	27,312,909	8,081,592	8,832,955	54,241,871	16,189,861	16,189,861
	M-F	5,556,000	5,552,053	961,000	13,296,000	25,365,053	2,030,000	2,030,000
	TOTAL	14,770,415	32,864,962	9,042,592	22,128,955	79,606,924	18,219,861	18,219,861

Average Costs

Average housing construction costs are reported for trend purposes only and are not true cost indicators.

Statewide average housing construction costs this quarter for both single and multi-family on-site units increased 21% to $44,037 from last quarter and rose 3% above average unit costs recorded one year ago this time. The average construction cost for a single family unit this quarter is $45,845, 6% more than costs per unit last quarter, and 18% higher per-unit than first quarter 1985. The statewide per-unit construction cost of a multi-family apartment this quarter is $29,211, up 4% over costs reported last quarter, but 47% less than costs reported in the first quarter 1985.

TABLE 10: STATEWIDE AVERAGE ON-SITE CONSTRUCTION COSTS
(REPORTED FROM PERMITS)

STRUCTURE	1985 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	Year To Date
S-F	38,944	54,051	40,388	43,385	44,986	45,845	45,845
M-F	54,939	47,008	26,384	28,098	34,808	29,211	29,211
ALL UNITS	42,663	52,878	39,098	36,276	42,289	33,336	33,336

Average on-site construction costs increased in each Delaware county this quarter compared to last. New single-family average construction costs were lowest in New Castle County this quarter at $38,029, 2% below costs last quarter, but 30% above comparable construction costs one year ago this quarter.

The highest cost per single-family unit this quarter is $57,411 in Sussex County, up 2% from last quarter and 17% more than first quarter 1985. The average cost for a new single-family home in Kent County increased to $53,100, 3% more than last quarter, and 23% more than per unit costs reported for first quarter 1985.

Quarterly average construction costs by housing unit type, town and county are shown in Tables 11,12, and 13.

NEW CASTLE COUNTY

TABLE 11: AVERAGE ON-SITE CONSTRUCTION COSTS (REPORTED FROM PERMITS)

LOCATION	STRUCTURE	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1985 Total	1986 1st Qtr	Year To Date
Bellefonte	S-F	0	0	0	0	0	47,000	47,000
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	0	28,333	0	28,333	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	61,667	35,000	35,714	58,500	45,154	40,320	40,320
	M-F	0	37,500	0	0	37,500	0	0
Newark	S-F	63,333	40,192	29,882	62,403	38,409	35,555	35,555
	M-F	0	29,300	0	0	29,300	0	0
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Wilmington	S-F	102,500	41,895	34,267	130,000	47,436	63,367	63,367
	M-F	45,387	0	0	54,444	47,425	22,500	22,500
Unincorporated Areas	S-F	27,046	36,127	37,491	38,117	36,031	37,784	37,784
	M-F	22,778	46,024	19,902	22,376	25,940	16,121	16,121
New Castle Co. TOTAL	S-F	29,172	36,439	36,937	38,670	36,374	38,029	38,029
	M-F	40,300	42,983	19,902	24,886	29,931	16,486	16,486
	ALL UNITS	31,937	37,344	35,115	34,808	35,140	35,433	35,433

KENT COUNTY

TABLE 12: AVERAGE ON-SITE CONSTRUCTION COSTS (REPORTED FROM PERMITS)

LOCATION	STRUCTURE	1985 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	Year To Date
Camden	S-F	36,000	0	34,000	0	34,167	0	0
	M-F	0	0	0	0	0	0	0
Dover	S-F	33,385	35,922	44,192	52,400	38,452	41,825	41,825
	M-F	0	0	0	18,767	18,767	0	0
Harrington	S-F	0	29,750	31,000	25,000	29,300	52,000	52,000
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	36,500	54,000	36,000	46,900	44,250	44,250
	M-F	0	0	0	0	0	0	0
Smyrna	S-F	30,347	48,192	35,260	38,317	41,734	76,552	76,552
	M-F	17,500	0	0	22,500	18,333	0	0
Unincorporated Areas	S-F	49,978	55,156	52,686	53,581	52,987	56,262	56,262
	M-F	0	0	0	22,500	22,500	0	0
Kent County TOTAL	S-F	43,219	48,706	47,918	51,687	47,762	53,100	53,100
	M-F	17,500	0	0	19,300	19,075	0	0
	ALL UNITS	41,124	48,706	47,918	37,247	14,768	53,100	53,100

SUSSEX COUNTY

TABLE 13: AVERAGE ON-SITE CONSTRUCTION COSTS
(REPORTED FROM PERMITS)

LOCATION	STRUCTURE	1985 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	Year To Date
Bethany	S-F	56,512	76,535	83,044	60,567	62,573	58,824	58,824
	M-F	0	0	0	0	0	0	0
Bethel	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	24,500	33.333	32,000	39,500	32,462	33,650	33,650
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	0	0	60,000	0	60,000	60,000	60,000
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	0	89,000	89,000
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	0	0	80,000	0	80,000	0	0
	M-F	100,000	0	0	69,700	84,053	0	0
Fenwick Island	S-F	0	80,000	0	0	80,000	0	0
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	27,500	36,500	48,667	42,000	31,739	44,540	44,540
	M-F	0	0	0	0	0	38,500	38,500
Greenwood	S-F	0	25,000	0	0	25,000	0	0
	M-F	0	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	37,000	36,000	0	0	36,500	0	0
	M-F	0	0	0	0	0	0	0
Lewes	S-F	43,675	65,078	60,467	200,886	75,129	90,250	90,250
	M-F	0	0	0	33,500	33,500	40,000	40,000
Milford (S)	S-F	45,467	72,917	0	36,050	50,906	117,500	117,500
	M-F	0	0	22,500	21,000	21,900	24,833	24,833
Millsboro	S-F	38,000	38,000	0	0	38,000	45,700	45,700
	M-F	0	0	0	25,000	25,000	0	0
Milton	S-F	0	46,000	49,000	0	47,000	39,667	39,667
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	41,000	46,250	52,967	46,143	55,900	43,667	43,667
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	65,000	58,000	0	61,290	61,286	0	0
	M-F	94,118	0	0	0	94,118	83,333	83,333
Seaford	S-F	78,333	0	38,438	46,667	56,484	40,340	40,340
	M-F	0	0	0	0	0	0	0
Selbyville	S-F	0	50,667	0	39,000	47,750	0	0
	M-F	0	0	7,500	0	7,500	0	0
Slaughter Beach	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
South Bethany	S-F	75,481	82,214	62,711	68,660	75,040	84,744	84,744
	M-F	0	0	0	0	0	0	0
Unincorporated Areas	S-F	48,127	80,384	44,864	50,742	65,141	56,159	56,159
	M-F	65,021	50,019	99,500	30,897	38,770	83,700	83,700
Sussex County TOTAL	S-F	49,013	84,299	47,750	56,621	63,515	57,411	57,411
	M-F	76,110	50,019	53,389	31,285	40,454	52,051	52,051
	ALL UNITS	56,592	75,552	48,248	38,088	53,752	56,760	56,760

UNIT PROFILE

According to the statistics below, the most popular new housing unit begun during January, February, and March, 1986 is a three bedroom single-family unit containing over 1,500 square feet of living space and heated by an electic heat pump.

Bedrooms

Of the 1,003 on-site new housing units, 57% were three-bedroom single-family units, up 27% from fourth quarter 1985. The four-bedroom single family home demand increased to 20%, up 8% from last quarter. The two-bedroom multi-family unit represented 11% of total activity this quarter. Table 14 shows bedroom mix breakdowns per unit type by communities and counties for this quarter compared to first quarter 1985. Table 15 shows bedroom percentages by unit type.

TABLE 14: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

	1ST QUARTER 1985								1ST QUARTER 1986							
LOCATION	1 BR		2 BR		3 BR		4 BR		1 BR		2 BR		3 BR		4 BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	2	0	1	0	0	0	1	0	0	0	0	0
Newark	0	0	0	0	2	0	1	0	0	0	1	0	16	0	1	0
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilmington	0	62	0	0	4	0	0	0	0	0	3	4	3	0	0	0
Unincorporated Areas	2	6	48	12	134	0	48	0	5	21	36	45	284	0	160	0
COUNTY TOTAL	2	68	48	12	142	0	50	0	5	21	42	49	303	0	161	0
KENT																
Camden	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Dover	0	0	4	0	27	0	8	0	0	0	1	0	25	0	4	0
Harrington	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Milford (K)	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Smyrna	0	0	0	10	3	0	0	0	0	0	0	0	5	0	2	0
Unincorporated Areas	0	0	5	0	54	0	6	0	0	0	8	0	51	0	2	0
COUNTY TOTAL	0	0	9	10	85	0	14	0	0	0	10	0	83	0	8	0
SUSSEX																
Bethany	0	0	2	0	13	0	9	0	0	0	0	0	22	0	2	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	2	0	0	0	0	0	0	0	1	0	3	0	0	0
Bridgeville	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0
Fenwick Island	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Georgetown	0	0	15	0	2	0	0	0	0	0	0	0	2	0	0	0
Greenwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Lewes	0	0	1	0	4	0	0	0	0	0	0	12	4	4	0	0
Milford (S)	0	0	0	0	3	0	0	0	0	0	0	3	1	0	1	0
Millsboro	0	0	1	0	0	0	0	0	0	0	0	0	4	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	1	0	2	0	0	0
Ocean View	0	0	0	0	7	0	0	0	0	0	2	0	1	0	0	0
Rehoboth	0	0	0	0	0	17	1	0	0	0	0	2	0	1	0	0
Seaford	0	0	0	0	2	0	1	0	0	0	2	0	3	0	0	0
Selbyville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Slaughter Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South Bethany	0	0	0	0	6	0	7	0	0	0	0	0	4	0	7	0
Unincorporated Areas	3	0	19	16	89	27	0	4	2	0	50	7	140	2	26	0
COUNTY TOTAL	3	0	40	16	127	53	18	4	2	0	56	24	188	7	36	0
TOTAL	5	68	97	38	354	53	82	4	7	21	108	73	574	7	205	0

TABLE 15

# Bedrooms	Single Family 1986 1st Qtr.	Single Family 1985 1st Qtr.	Multi-Family 1986 1st Qtr.	Multi-Family 1985 1st Qtr.
1	1%	1%	19%	42%
2	12%	18%	67%	23%
3	64%	66%	7%	33%
4+	23%	15%	7%	2%

Living Space

Statewide, the larger units (over 1,500 square feet) took the lead in per unit living space preference with 48% of the 1,003 on-site new units. Most (69%) of these units are in New Castle County. Mid-sized new housing units (between 1,000 and 1,500 square feet) represented 40% of statewide starts and were preferred in Kent and Sussex Counties. The small units (less than 1,000 square feet) accounted for 12% of the total units statewide. More details are available on Table 16.

TABLE 16: NUMBER OF UNITS BY SQUARE FEET PER UNIT

	1985 1ST QUARTER			1986 1ST QUARTER		
LOCATION	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500
NEW CASTLE						
Bellefonte	0	0	0	1	0	0
Elsmere	0	0	0	0	0	0
New Castle	0	2	1	0	1	0
Newark	1	0	2	7	9	2
Newport	0	0	0	0	0	0
Odessa	0	0	0	0	0	0
Wilmington	0	62	4	0	4	6
Unincorporated Areas	13	126	111	62	166	323
COUNTY TOTAL	14	190	118	70	180	331
KENT						
Camden	0	1	0	0	0	0
Dover	8	9	22	0	5	25
Harrington	0	0	0	0	1	0
Milford (K)	0	0	0	0	2	0
Smyrna	0	13	0	0	4	3
Unincorporated Areas	6	29	30	5	38	18
COUNTY TOTAL	14	52	52	5	50	46
SUSSEX						
Bethany	0	8	16	0	1	23
Bethel	0	0	0	0	0	0
Blades	2	0	0	4	0	0
Bridgeville	0	0	0	0	1	0
Dagsboro	0	0	0	0	0	1
Delmar	0	0	0	0	0	0
Dewey Beach	0	0	9	0	0	0
Fenwick Island	0	0	0	0	0	0
Georgetown	8	9	0	0	6	0
Greenwood	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0
Laurel	0	1	0	0	0	0
Lewes	0	5	0	0	1	19
Milford (S)	0	2	1	0	1	7
Millsboro	0	0	1	0	0	4
Milton	0	0	0	0	3	0
Ocean View	6	7	0	0	3	0
Rehoboth	0	17	1	2	0	1
Seaford	0	2	1	0	5	0
Selbyville	0	0	0	0	0	0
Slaughter Beach	0	0	0	0	0	0
South Bethany	0	1	12	0	0	11
Unincorporated Areas	35	55	68	38	154	36
COUNTY TOTAL	45	107	109	44	175	102
TOTAL	73	349	279	119	405	479

Heating Fuel

Electric heat (primarily via a heat pump) continues to be the most favored heat source in Delaware this quarter with 82% of the 1,003 on-site new units, a 6% increase over last quarter, and 14% above first quarter 1985. Electric heat is the dominant heat source in all three counties this quarter. The distribution of heating sources for on-site residential construction this quarter, compared to last quarter and the first quarter 1985 is shown in Figure 1. More details are available on Table 17.

Figure 1

1st Qtr. 1986 Fuel Comparison

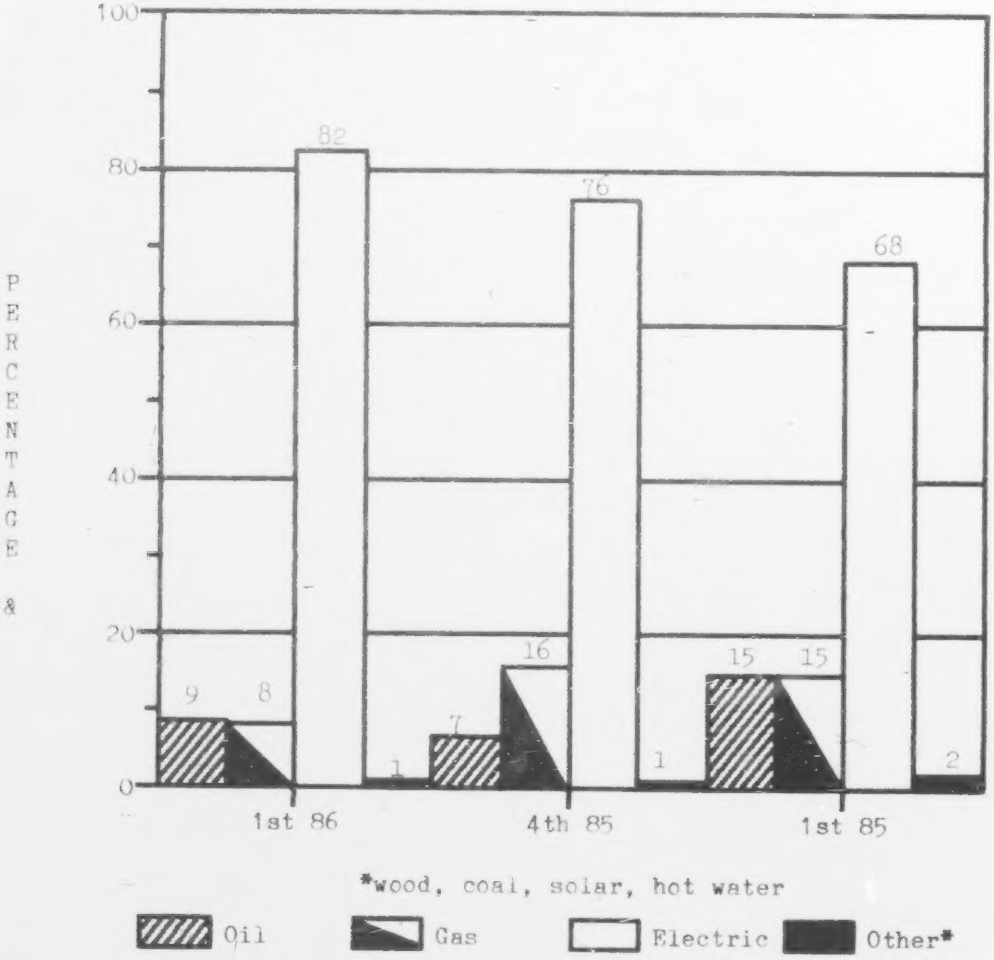


TABLE 17: HEATING FUEL IN NEW HOUSING UNITS

LOCATION	NUMBER OF NEW UNITS WITH SPECIFIED FUEL 1985 1ST QUARTER				1986 1ST QUARTER			
	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other
NEW CASTLE								
Bellefonte	0	0	0	0	1	0	0	0
Elsmere	0	0	0	0	0	0	0	0
New Castle	3	0	0	0	0	1	0	0
Newark	0	2	1	0	0	0	18	0
Newport	0	0	0	0	0	0	0	0
Odessa	0	0	0	0	0	0	0	0
Wilmington	0	2	64	0	0	0	10	0
Unincorporated Areas	20	50	179	1	14	36	501	0
COUNTY TOTAL	23	54	244	1	15	37	529	0
KENT								
Camden	0	0	1	0	0	0	0	0
Dover	8	30	1	0	0	26	4	0
Harrington	0	0	0	0	0	0	1	0
Milford (K)	0	0	0	0	0	0	2	0
Smyrna	0	11	2	0	0	4	3	0
Unincorporated Areas	7	2	52	4	9	2	44	6
COUNTY TOTAL	15	43	56	4	9	32	54	6
SUSSEX								
Bethany	0	0	24	0	0	0	24	0
Bethel	0	0	0	0	0	0	0	0
Blades	0	0	2	0	0	0	4	0
Bridgeville	0	0	0	0	0	0	1	0
Dagsboro	0	0	0	0	0	0	1	0
Delmar	0	0	0	0	0	0	0	0
Dewey Beach	9	0	0	0	0	0	0	0
Fenwick Island	0	0	0	0	0	0	0	0
Georgetown	0	0	17	0	0	0	6	0
Greenwood	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0
Laurel	0	0	1	0	0	0	0	0
Lewes	2	0	3	0	0	0	20	0
Milford (S)	0	0	3	0	0	0	8	0
Millsboro	0	0	1	0	0	0	4	0
Milton	0	0	0	0	0	0	3	0
Ocean View	0	0	7	0	0	0	3	0
Rehoboth	1	0	17	0	0	0	3	0
Seaford	0	0	3	0	0	0	5	0
Selbyville	0	0	0	0	0	0	0	0
Slaughter Beach	0	0	0	0	0	0	0	0
South Bethany	0	0	13	0	0	0	11	0
Unincorporated Areas	54	9	89	7	65	13	149	1
COUNTY TOTAL	66	9	179	7	65	13	242	1
TOTAL	104	106	479	12	89	82	825	7

REHABILITATED AND DEMOLISHED HOUSING

Home modifications or improvements for which permits have been issued range from adding a bathroom, bedroom or family room to substantial rehabilitation of a fire-damaged unit. Alterations and additions to existing housing units in Delaware this quarter totalled 318 at a total cost of $5,134,070, averaging $16,145 per unit.

Housing renovation work this quarter decreased 9% from last quarter, but is 48% more than one year ago. The average unit cost this quarter increased $69 per home over the previous quarter, but is down $2,498 versus a year ago. The majority of home improvements this quarter continue to occur in Wilmington due to the Wilmington Housing Authority's rehabilitation program.

Table 18 shows housing renovation cost and units this quarter compared to first quarter 1985. Table 19 shows residential demolitions this quarter compared to first quarter 1985.

TABLE 18: REHABILITATION HOUSING (UNITS AND COST IN THOUSANDS)

LOCATION	1985 1ST QTR. UNITS	1985 1ST QTR. COST	1986 1ST QTR. UNITS	1986 1ST QTR. COST
NEW CASTLE				
Bellefonte	0	0	0	0
Elsmere	0	0	4	48
New Castle	0	0	3	47
Newark	4	83	4	59
Newport	0	0	0	0
Odessa	0	0	0	0
Wilmington	59	862	144	2,038
Unincorporated Areas	46	715	70	1,305
COUNTY TOTAL	109	1,661	225	3,496
KENT				
Camden	0	0	0	0
Dover	11	149	12	148
Harrington	0	0	1	6
Milford (k)	0	0	0	0
Smyrna	7	56	0	0
Unincorporated Areas	17	326	18	323
COUNTY TOTAL	35	531	31	477
SUSSEX				
Bethany	2	34	3	39
Bethel	0	0	0	0
Blades	0	0	0	0
Bridgeville	0	0	0	0
Dagsboro	0	0	0	0
Delmar	1	11	0	0
Dewey Beach	0	0	0	0
Fenwick Island	0	0	0	0
Georgetown	4	32	0	0
Greenwood	0	0	0	0
Henlopen Acres	0	0	0	0
Laurel	0	0	0	0
Lewes	10	173	14	260
Milford (s)	1	9	4	37
Millsboro	4	64	2	13
Milton	0	0	0	0
Ocean View	0	0	0	0
Rehoboth	7	255	13	181
Seaford	2	15	4	27
Selbyville	0	0	0	0
Slaughter Beach	0	0	0	0
South Bethany	6	77	5	111
Unincorporated Areas	5	606	17	1.081
COUNTY TOTAL	42	1.276	62	1.161
STATEWIDE	186	3.468	318	5.134

TABLE 19: RESIDENTIAL UNITS DEMOLISHED

LOCATION	NUMBER OF UNITS DEMOLISHED 1985 1st Qtr	NUMBER OF UNITS DEMOLISHED 1986 1st Qtr
NEW CASTLE		
Bellefonte	0	0
Elsmere	0	0
New Castle	0	0
Newark	1	0
Newport	0	0
Odessa	0	0
Wilmington	16	4
Unincorporated Areas	2	12
COUNTY TOTAL	19	16
KENT		
Camden	0	0
Dover	0	0
Harrington	0	0
Milford (K)	0	0
Smyrna	3	0
Unincorporated Areas	14	9
COUNTY TOTAL	17	9
SUSSEX		
Bethany	0	1
Bethel	0	0
Blades	0	0
Bridgeville	0	0
Dagsboro	0	0
Delmar	0	0
Dewey Beach	0	0
Fenwick Island	0	0
Georgetown	1	0
Greenwood	0	0
Henlopen Acres	0	0
Laurel	0	0
Lewes	2	18
Milford (S)	0	1
Millsboro	0	1
Milton	0	1
Ocean View	0	0
Rehoboth	0	0
Seaford	0	0
Selbyville	0	0
Slaughter Beach	0	0
South Bethany	0	0
Unincorporated Areas	0	0
COUNTY TOTAL	3	22
STATEWIDE TOTAL	37	47

FEDERAL ASSISTANCE

Nineteen single-family units received federal assistance (FmHA, FHA, VA) in the form of direct loans, subsidies, mortgage insurance or mortgage guarantees in Delaware during first quarter 1986. This is a decrease of 5 from last quarter. Table 20 summarizes this quarter's activity.

TABLE 20

Federal Assistance

	Farmers Home Administration	Federal Housing Administration	Veterans Administration	Total
New Castle Co.	1	12	0	13
Kent Co.	1	0	0	1
Sussex Co.	5	0	0	5
STATEWIDE TOTAL	7	12	0	19

NATIONAL HOUSING PICTURE

The U.S. Department of Commerce reports construction of new homes and apartments dropped 2.4% in March but remained at the highest rate since 1978. March construction started was at a seasonally adjusted annual rate of 1.95 million units, the third consecutive month that the building pace was more than 1.9 million units. Single family starts rose 0.7% in March to an annual rate of 1.21 million units, while multi-family construction fell 7.1%.

This decline was led by a 19.2% drop in the Northeast, followed by an 8% drop in the Midwest. The South and West saw slight increases.

Mortgage interest rates went below 10% for the first time since 1978. Housing permits--a good indicator for future activity--issued in March rose 2.4% to an annual rate of 1.85 million units.

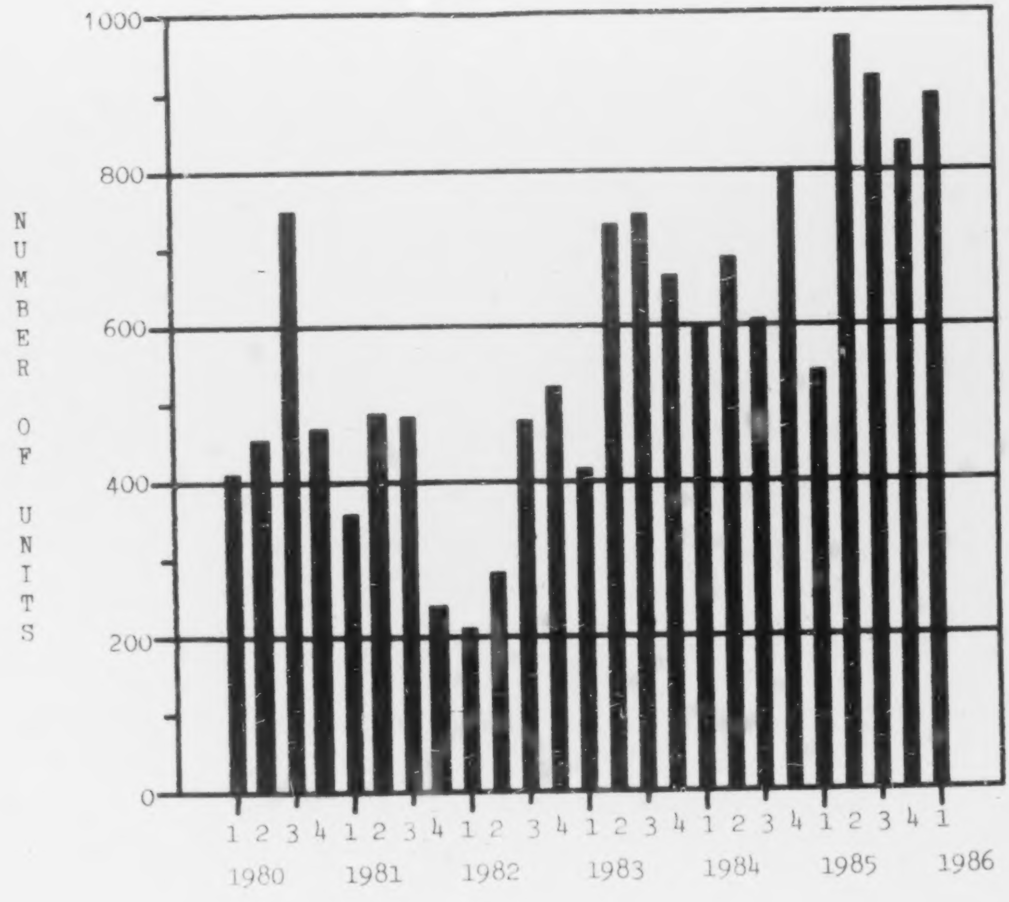
# # # # # # # # # #

APPENDIX A

GRAPHS OF SINGLE FAMILY
HOUSING PRODUCTION
1980 - 1986
(BY QUARTER)

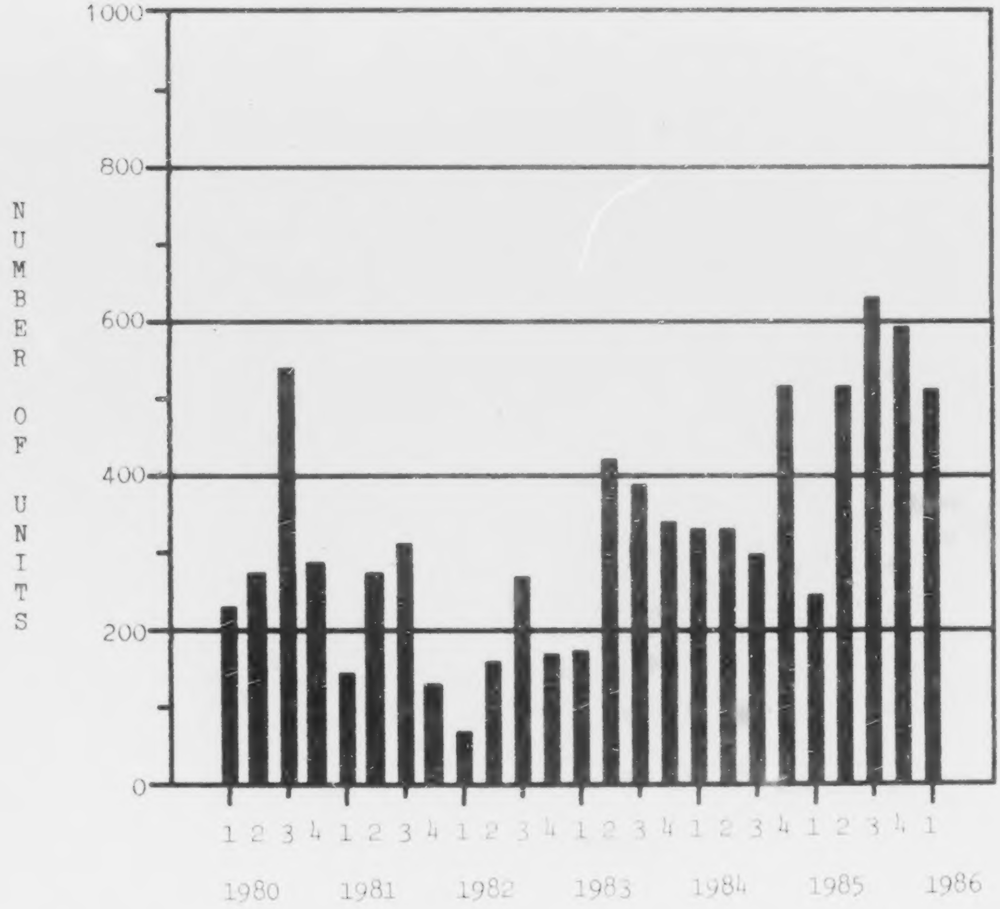
SINGLE FAMILY HOUSING PRODUCTION

STATEWIDE BY QUARTER



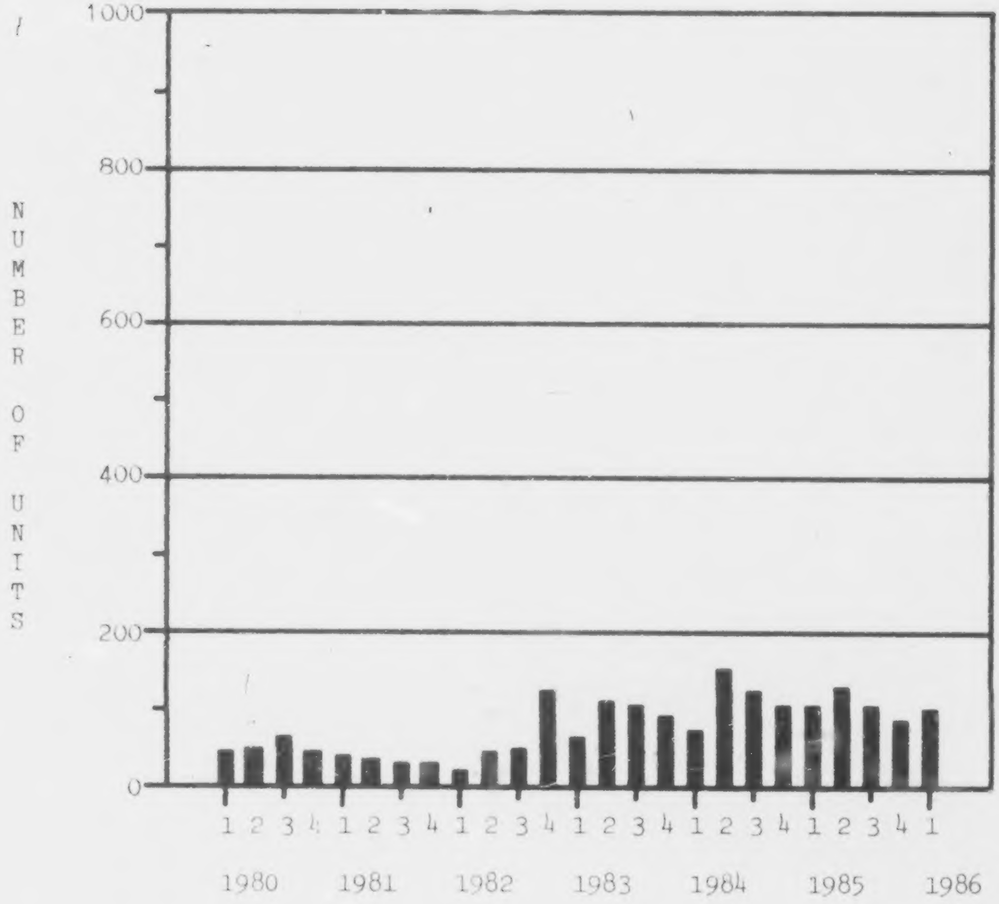
SINGLE FAMILY HOUSING PRODUCTION

NEW CASTLE COUNTY BY QUARTER



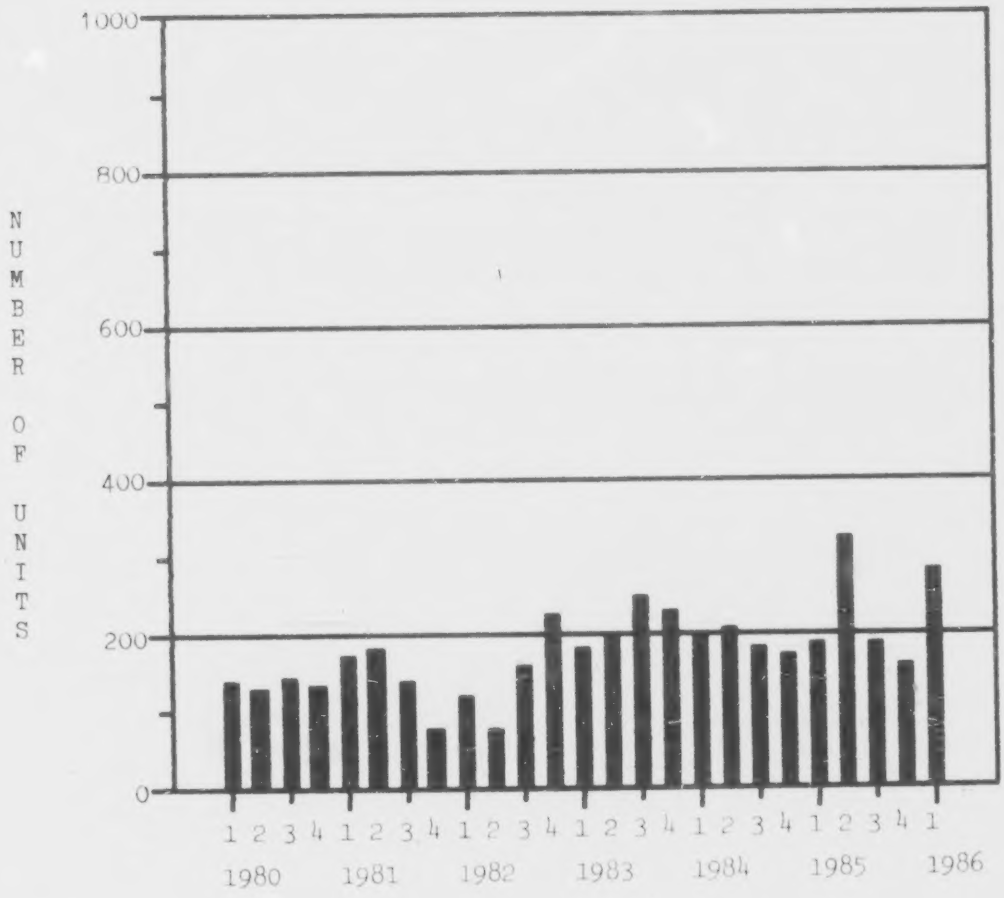
SINGLE FAMILY HOUSING PRODUCTION

KENT COUNTY BY QUARTER



SINGLE FAMILY HOUSING PRODUCTION

SUSSEX COUNTY BY QUARTER

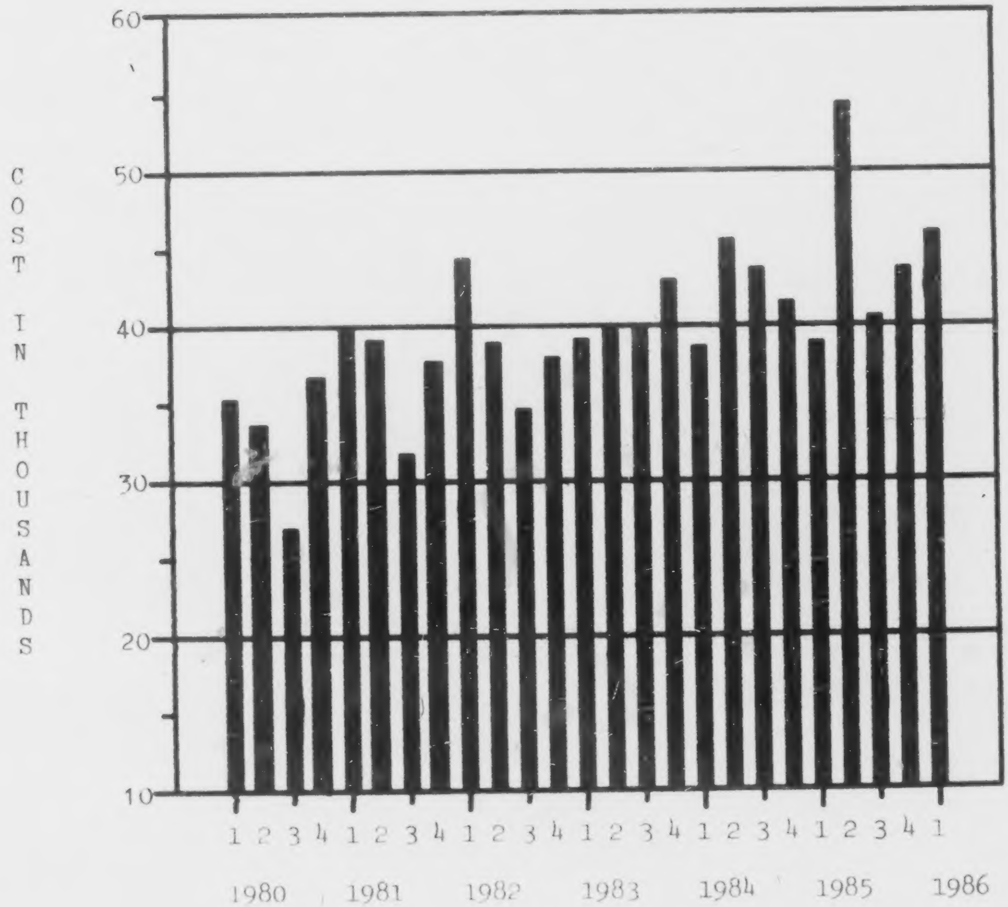


APPENDIX B

AVERAGE BUILDERS' COST
OF A SINGLE FAMILY HOME
1980 - 1986
(BY QUARTER)

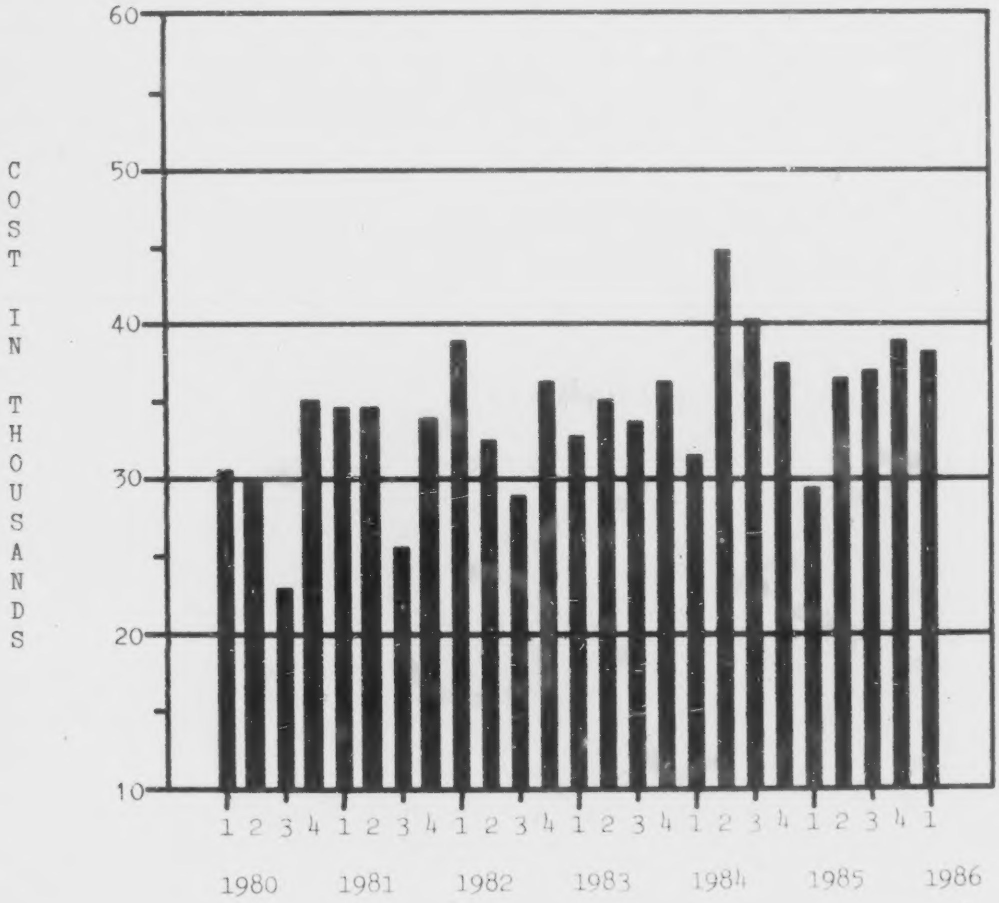
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

STATEWIDE BY QUARTER



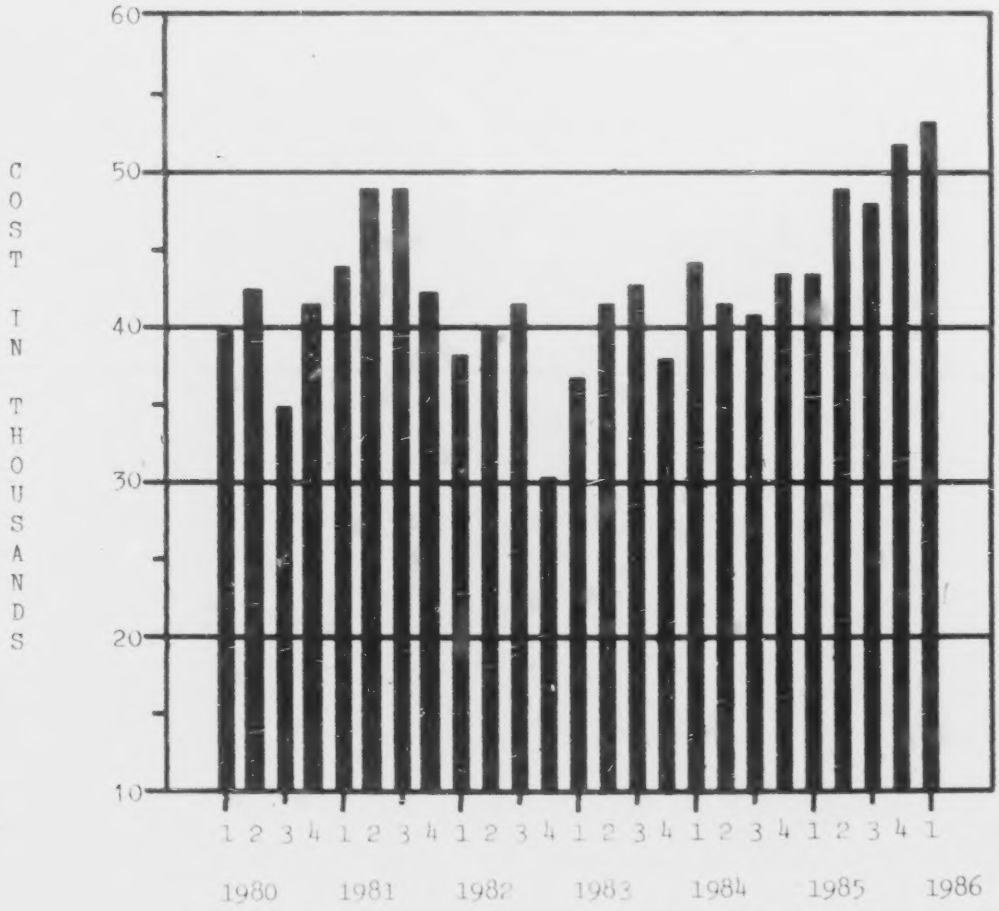
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

NEW CASTLE COUNTY BY QUARTER



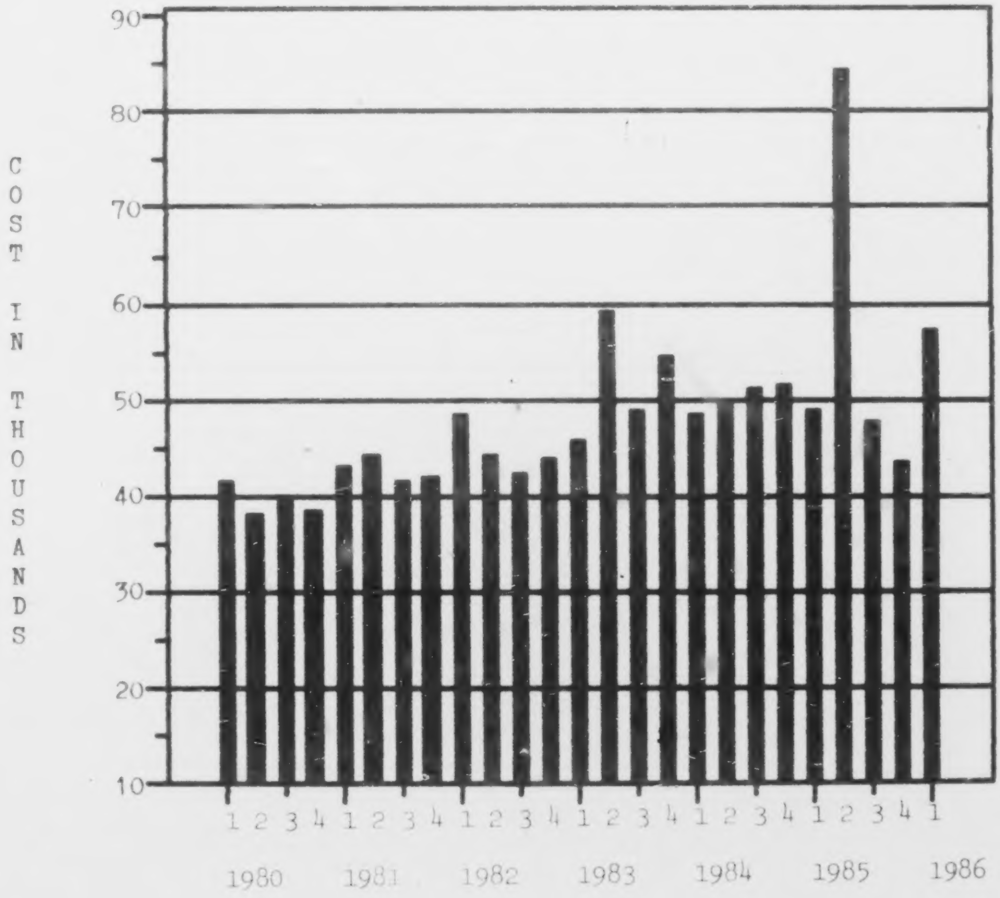
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

KENT COUNTY BY QUARTER



AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

SUSSEX COUNTY BY QUARTER



The cooperation of local building permit offices in supplying data for this report is gratefully acknowledged.

Document #50-09-86-06-01

Printed in U.S.A.

9/22/86 S1345-2

VOL. XIV, NO. 3

SUMMER, 1986

QUARTERLY REVIEW OF HOUSING PRODUCTION IN DELAWARE

SECOND QUARTER, 1986

QUARTERLY REVIEW
OF
HOUSING PRODUCTION
IN
DELAWARE
SECOND QUARTER, 1986

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August, 1986

FOREWORD

The second quarter of 1986 was the strongest second quarter since 1973 and the strongest overall since third quarter 1973. While on-site production is growing at a more rapid pace, mobile home permits continue to rise. With the increasing sales prices of on-site housing and the low vacancy rate in rental housing of all types, the pressure on communities to allow expansion of mobile home sites is building. If communities were not reluctant to zone for mobile homes, the statistics contained in this report would probably show higher growth. Whether the answer is in mobile homes or some other type of housing, Delaware needs to find ways of providing more safe, decent housing at affordable prices.

Martha S. Harris

MARTHA S. HARRIS
Director, Division of Housing
and Community Development

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INTRODUCTION

This report presents housing activity in Delaware for the second quarter 1986. Data included are: number of new housing units authorized by building permit, construction costs, number of mobile homes sold, details on unit composition, rehabilitated housing units and residential demolitions.

Information herein relates only to new housing units intended for occupancy on a housekeeping, rather than business, basis. The figures are actual totals accumulated from authorized building permits recorded by various jurisdictions and compiled by the Division of Housing and Community Development. Excluded from the data are hotels and motels, as well as group residential structures with permanent population. Because it is becoming more difficult to distinguish seasonal housing units constructed with full plumbing, heating and electrical facilities for eventual use as retirement homes from housing units constructed as year-round residences, on-site construction data for Sussex County includes all units begun there. With this addition, however, comparisons to previous quarters cannot be made for at least one year since totals before first quarter 1986 did not include seasonal units.

Although the data relates to permit issuance rather than actual housing starts, permits are prompt, accurate indicators of construction activity. The United States Bureau of Census states that approximately 98-99 percent of all authorized construction is eventually undertaken. For simplification, therefore, permit issuance is expressed as "starts."

Building Permit Jurisdictions

New Castle and Kent County's building permit systems cover all unincorporated areas within their respective boundaries plus those incorporated communities without permit systems. Those towns and municipalities having permit laws are counted as separate entities within their counties.

Sussex County issues permits for the entire county, even though many local governments have building permit systems. This report adjusts county data to avoid double-counting.

Milford's data is counted in the county containing the building activity.

Definitions

Housing Units - for this report, a housing unit is a room or group of rooms intended for occupancy as separate year-round living quarters by one or more persons, and includes permanent provisions for living, sleeping, eating, cooking, and sanitation.

In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Migratory, seasonal and vacation housing has been omitted.

Single-Family Unit - one-family free-standing homes and townhouses or row houses intended to be sold.

Multi-Family Units - a building occupied by more than one family all sharing a common area of land (i.e. condominiums, apartments and townhouses intended to be rented).

Substantial Rehabilitation - additions and alterations containing three of the following four elements constitute substantial rehabilitation: electrical, heating, plumbing or structural work.

On-site Construction - housing built at the site it will occupy once completed. For the purposes of this report, manufactured housing is included in this definition. Mobile homes are not on-site construction.

Abbreviations Key

S-F	single-family
M-F	multi-family
M-H	mobile home

SECOND QUARTER, 1986 HOUSING PRODUCTION

STATEWIDE

Housing starts in Delaware during second quarter 1986 produced 2,046 units, the strongest second quarter showing since 1973. Single-family starts increased 29% and 18% respectively over last quarter and second quarter 1985, while multi-family starts increased 332% and 143%. Mobile home sales rose 32% over last quarter, and increased 12% over second quarter 1985. On-site units built this quarter totalled 1,621, and 425 new mobile homes were titled. Table 1 summarizes the total statewide housing production by housing type and quarter.

TABLE 1: STATEWIDE HOUSING PRODUCTION

STRUCTURE	1985 2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	1986 2nd Qtr	Year To Date
S-F	971	917	834	3,260	894	1,150	2,044
M-F	194	93	725	1,175	109	471	580
Total	1,165	1,010	1,559	4,435	1,003	1,621	2,624
M-H	381	486	400	1,556	322	425	747
TOTAL	1,546	1,496	1,959	5,995	1,325	2,046	3,371

The following points are of interest:

- Single-family housing construction increased 41% and 58% respectively in New Castle and Kent Counties this quarter compared to last, while Sussex County decreased 4%.
- Of the 1,150 single-family units begun during second quarter 1986, 65 were identified as manufactured homes. New Castle County recorded 36, Kent County 6 and Sussex County 23. Nanticoke Homes of Greenwood continues to manufacture the majority.
- Multi-family housing increased throughout the State this quarter from last. Forty-seven percent of the new multi-family unit starts are in New Castle County this quarter.
- 64% of new mobile homes titled this quarter are in Kent County, which continued to be the primary location for mobile home growth.

COUNTY ON-SITE CONSTRUCTION

New Castle County

Total on-site activity in New Castle County (940) increased 62% this quarter from last, and is up 57% over second quarter 1985.

- Single-family on-site construction increased 41% over last quarter, and 39% over second quarter 1985. Although single-family residential growth is still concentrated in the Rt. 40-I-95 corridor, construction continues in new subdivisions scattered around the county.
- Multi-family starts totalled 220 units, a 214% and 165% increase respectively from last quarter and second quarter 1985. Continued construction at Arbor Pointe near Newark and Birch Pointe, a condominium development in Pike Creek Valley, accounted for most of the activity.

The following table provides detail of New Castle County data by quarter since second quarter 1985.

NEW CASTLE COUNTY

TABLE 2: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

LOCATION	STRUCTURE	1985 2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	2nd Qtr	Year To Date
Bellefonte	S-F	0	0	0	0	1	0	1
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	3	0	3	0	1	1
	M-F	0	0	0	0	0	0	0
New Castle	S-F	1	7	2	13	1	3	4
	M-F	10	0	0	10	0	6	6
Newark	S-F	13	34	8	58	18	17	35
	M-F	10	0	0	10	0	6	6
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Wilmington	S-F	19	15	1	39	6	38	44
	M-F	0	0	18	80	4	12	16
Unincorporated Areas	S-F	484	567	580	1,863	485	661	1,146
	M-F	63	75	212	368	66	196	262
New Castle Co. Total On-Site Activity	S-F	517	626	591	1,976	511	720	1,231
	M-F	83	75	230	466	70	220	290
		600	701	821	2,444	561	940	1,521
County Mobile Home Sale		7	15	30	59	15	29	44 1,565
TOTAL COUNTY PRODUCTION		607	716	851	2,503	596	969	596

Kent County

On-site housing construction in Kent County, as summarized in Table 3, totalled 257 units this quarter, an increase of 155% and 98% respectively from last quarter and second quarter 1985.

- Single-family construction totalled 160 units, up 58% from last quarter, and 23% more than second quarter 1985. Most of the single-family activity occured in the unincorporated areas of Kent County, particularly near Dover and at new housing subdivisions in the city's northwestern section.

- Continued construction at Woodmill Apartments in Dover accounted for most of the 97 multi-family units started this quarter. No multi-family housing activity occurred in Kent County last quarter or second quarter 1985.

KENT COUNTY

TABLE 3: **ON-SITE PERMITS ISSUED AND MOBILE HOME SALES**

LOCATION	STRUCTURE	1985 2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	2nd Qtr	Year To Date
Camden	S-F	0	11	0	12	0	0	0
	M-F	0	0	0	0	0	0	0
Dover	S-F	36	26	10	111	30	48	78
	M-F	0	0	60	60	0	60	60
Harrington	S-F	2	2	1	5	1	4	5
	M-F	0	0	0	0	0	34	34
Milford (K)	S-F	1	3	1	5	2	3	5
	M-F	0	0	0	0	0	3	3
Smyrna	S-F	11	2	7	23	7	7	14
	M-F	0	0	2	12	0	0	0
Unincorporated Areas	S-F	80	61	68	274	61	98	159
	M-F	0	0	6	8	0	0	0
Kent County Total On-Site Activity	S-F	130	105	87	430	101	160	261
	M-F	0	0	70	80	0	97	97
	Total	130	105	157	510	101	257	358
County Mobile Home Sales		263	289	224	984	205	270	475
TOTAL COUNTY PRODUCTION		393	394	381	1,494	306	527	633

Sussex County

Single- and multi-family on-site housing starts in Sussex County totalled 424 units this quarter, 32% more than last quarter but 3% less than second quarter 1985.

- Single-family starts totalled 270 units, 4% less than last quarter and 17% below second quarter 1985. Most single-family construction continues outside town/city limits due to construction moratoriums.

- Multi-family starts totalled 154 units this quarter, a 295% jump over last quarter and 39% more than second quarter 1985. Most of the activity consisted of condominiums built at scattered sites outside incorporated town/city limits.

See Table 4 for additional details.

SUSSEX COUNTY

TABLE 4: ON-SITE PERMITS ISSUED AND MOBILE HOME SALES

		1985			1985	1986		Year
LOCATION	STRUCTURE	2nd Qtr	3rd Qtr	4th Qtr	TOTAL	1st Qtr	2nd Qtr	To Date
Bethany	S-F	17	5	46	92	24	18	42
	M F	0	0	0	0	0	8	8
Bethel	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	3	2	2	9	4	3	7
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	0	1	0	1	1	0	1
	M F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	1	1	2
	M F	0	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	0	0	0
	M F	0	0	0	0	0	0	0
Dewey Beach	S-F	0	5	0	5	0	0	0
	M F	0	0	10	19	0	0	0
Fenwick Island	S-F	1	0	0	1	0	0	0
	M F	0	0	0	0	0	0	0
Georgetown	S F	2	3	1	23	2	3	5
	M F	0	0	0	0	4	0	4
Greenwood	S-F	0	0	0	2	0	0	0
	M-F	0	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M F	0	0	0	0	0	0	0
Laurel	S F	1	0	0	2	0	0	0
	M F	0	0	0	0	0	0	0
Lewes	S-F	5	3	2	15	4	10	14
	M-F	0	0	2	2	16	0	16
Milford (S)	S-F	3	0	2	6	2	0	2
	M F	0	6	4	10	6	6	12
Millsboro	S-F	1	0	0	2	4	8	12
	M F	0	0	32	32	0	4	4
Milton	S-F	2	1	0	3	3	1	4
	M F	0	0	0	0	0	0	0
Ocean View	S-F	4	3	7	21	3	1	4
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	1	0	5	7	0	0	0
	M F	0	0	0	17	3	3	6
Seaford	S-F	0	2	3	8	5	5	10
	M F	0	0	0	0	0	0	0
Selbyville	S-F	3	0	1	4	0	1	1
	M F	0	4	0	4	0	0	0
Slaughter Beach	S-F	0	0	0	0	0	0	0
	M F	0	0	0	0	0	0	0
South Bethany	S-F	14	6	5	38	11	8	19
	M-F	0	0	0	0	0	0	0
Unincorporated Areas	S F	265	155	82	613	218	211	429
	M-F	111	8	377	543	10	133	143
Sussex County Total On Site Activity	S F	324	186	156	854	282	270	552
	M-F	111	18	425	627	39	154	193
	Total	435	204	581	1,481	321	424	745
County Mobile Homes Sales		111	182	146	515	102	126	228
TOTAL COUNTY PRODUCTION		546	386	727	1,996	423	550	973

MOBILE HOME ACTIVITY

Table 5 summarizes data from the State's Division of Motor Vehicles on new mobile homes titled during second quarter 1986. Most of this quarter's mobile homes were registered in Kent County. This accounts for more than half of total housing production there this quarter. However, sales in all three counties increased this quarter and the greatest percentage increases were in New Castle County. While the absolute numbers in New Castle are small, making dramatic percentage changes easy, careful monitoring of data is recommended in order to determine changing trends.

TABLE 5

Mobile Home Activity

	2nd Qtr 85	1st Qtr 86	2nd Qtr 86	Percent increase/(decrease) 2nd Qtr 86 to 1st Qtr 86	Percent increase/(decrease) 2nd Qtr 86 to 2nd Qtr 85
New Castle Co.	7	15	29	93%	314%
Kent Co.	263	205	270	32%	3%
Sussex Co.	111	102	126	24%	14%
Statewide Total	381	322	425	32%	12%

CONSTRUCTION COSTS

Reported from building permits; costs of land, architectural services, engineering, financing and other professional fees are not included.

Total Costs

The 1,621 units of on-site housing construction started this quarter generated a total permit value construction cost of $67,231,013, a more than $23 million increase over the $44,169,592 recorded last quarter for 1,003 new housing units. Statewide, 1,150 single family units total amounted to $53,936,913 while the 471 multi-family units total $13,294,100.

Compared to housing construction dollars generated one year ago, this quarter's total on-site costs are 9% more than the $61,603,268 recorded for second quarter 1985. Total statewide construction costs by quarters are shown on Table 6. Total construction costs by town, county and unit types by quarters are shown on Tables 7, 8, and 9.

TABLE 6: STATEWIDE TOTAL ON-SITE CONSTRUCTION COSTS
(REPORTED FROM PERMITS)

STRUCTURE	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	2nd Qtr	Year To Date
S F	52,483,665	37,035,558	36,183,556	146,654,473	40,985,592	53,936,913	94,922,505
M-F	9,119,603	2,453,667	20,370,667	40,898,937	3,184,000	13,294,100	16,478,100
TOTAL	61,603,268	39,489,225	56,554,223	187,553,410	44,169,592	67,231,013	11,400,605

NEW CASTLE COUNTY

TABLE 7: TOTAL ON-SITE CONSTRUCTION COSTS (REPORTED FROM PERMITS)

LOCATION	STRUCTURE	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	2nd Qtr	Year To Date
Bellefonte	S-F	0	0	0	0	47,000	0	47,000
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	85,000	0	85,000	0	25,000	25,000
	M-F	0	0	0	0	0	0	0
New Castle	S-F	35,000	250,000	117,000	587,000	40,320	159,640	200,160
	M-F	375,000	0	0	375,000	0	265,000	265,000
Newark	S-F	522,501	1,016,000	499,223	2,227,724	640,000	586,000	1,226,000
	M-F	293,000	0	0	293,000	0	120,000	120,000
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Wilmington	S-F	796,000	514,000	130,000	1,850,000	380,200	1,810,000	2,190,200
	M-F	0	0	980,000	3,794,000	90,000	270,000	360,000
Unincorporated Areas	S-F	17,485,495	21,257,618	22,107,625	67,125,379	18,325,146	25,918,171	44,243,317
	M-F	2,899,550	1,492,667	4,743,667	9,545,884	1,064,000	4,805,000	5,669,000
New Castle Co. TOTAL	S-F	18,838,976	23,122,618	22,853,848	71,875,103	19,452,666	28,501,011	47,933,677
	M-F	3,567,550	1,492,667	5,723,667	14,007,884	1,154,000	5,460,000	6,614,000
	Total	22,406,526	24,615,285	28,577,515	85,882,987	20,586,666	33,961,011	54,547,677

KENT COUNTY

TABLE 8: TOTAL ON-SITE CONSTRUCTION COSTS (REPORTED FROM PERMITS)

LOCATION	STRUCTURE	2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	2nd Qtr	Year To Date
Camden	S-F	0	374,000	0	410,000	0	0	0
	M-F	0	0	0	0	0	0	0
Dover	S-F	1,293,200	1,149,000	524,000	4,268,200	1,254,745	1,842,613	1,254,745
	M-F	0	0	1,126,000	1,126,000	0	1,126,000	0
Harrington	S-F	59,500	62,000	25,000	146,500	52,000	113,275	52,000
	M-F	0	0	0	0	0	1,031,660	0
Milford (K)	S-F	36,500	162,000	36,000	234,000	88,500	139,000	88,500
	M-F	0	0	0	0	0	290,000	0
Smyrna	S-F	530,115	70,520	268,220	959,895	535,861	506,600	535,861
	M-F	0	0	45,000	220,000	0	0	0
Unincorporated Areas	S-F	4,412,465	3,213,828	3,643,533	14,518,404	3,431,959	6,329,052	3,431,959
	M-F	0	0	180,000	180,000	0	0	0
Kent County TOTAL	S-F	6,331,780	5,031,348	4,496,753	20,537,499	5,363,065	8,960,740	5,363,065
	M-F	0	0	1,351,000	1,526,000	0	2,447,680	0
	TOTAL	6,331,780	5,031,346	5,847,753	22,063,499	5,363,065	11,408,420	5,363,065

SUSSEX COUNTY

TABLE 9: TOTAL COST ON-SITE CONSTRUCTION (REPORTED FROM PERMITS)

LOCATION	STRUCTURE	1985 2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	2nd Qtr	Year To Date
Bethany	S-F	1,199,100	415,220	2,786,095	5,756,703	1,411,772	1,179,546	1,411,772
	M-F	0	0	0	0	0	600,000	0
Bethel	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	100,000	64,000	79,160	292,160	134,900	106,342	134,900
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	0	60,000	0	60,000	60,000	0	60,000
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	89,000	50,000	89,000
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	0	400,000	0	400,000	0	0	0
	M-F	0	0	697,000	1,597,000	0	0	0
Fenwick Island	S-F	80,000	0	0	80,000	0	0	0
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	73,000	146,000	42,000	730,000	89,080	163,965	89,080
	M-F	0	0	0	0	154,000	0	154,000
Greenwood	S-F	50,000	0	0	50,000	0	0	0
	M-F	0	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	36,000	0	0	73,000	0	0	0
	M-F	0	0	0	0	0	0	0
Lewes	S-F	325,390	181,400	401,772	1,126,937	361,000	858,505	361,000
	M-F	0	0	67,000	67,000	640,000	0	640,000
Milford (S)	S-F	218,750	0	72,100	407,250	235,000	0	235,000
	M-F	0	135,000	84,000	219,000	149,000	136,000	149,000
Millsboro	S-F	38,000	0	0	76,000	182,000	316,376	182,000
	M-F	0	0	800,000	800,000	0	360,000	0
Milton	S-F	92,000	49,000	0	141,000	119,000	78,000	119,000
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	265,000	158,900	463,000	1,173,900	131,000	75,000	131,000
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	58,000	0	306,000	429,000	0	0	0
	M-F	0	0	0	1,600,000	250,000	250,000	250,000
Seaford	S-F	0	76,875	140,000	451,875	201,700	294,500	201,700
	M-F	0	0	0	0	0	0	0
Selbyville	S-F	152,000	0	39,000	0	0	42,000	0
	M-F	0	30,000	0	30,000	0	0	0
Slaughter Beach	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
South Bethany	S-F	1,150,990	376,266	343,000	2,851,512	932,180	540,163	932,180
	M-F	0	0	0	0	0	0	0
Unincorporated Areas	S-F	23,474,679	6,953,929	4,160,828	39,931,534	12,242,729	12,770,765	12,242,729
	M-F	5,552,053	796,000	11,648,000	21,052,053	837,000	4,046,420	837,000
Sussex County TOTAL	S-F	27,312,909	8,881,592	8,832,955	54,241,871	16,189,861	16,475,162	16,189,861
	M-F	5,552,053	961,000	13,296,000	25,365,053	2,030,000	5,386,420	2,030,000
	TOTAL	32,864,962	9,842,592	22,128,955	79,606,924	18,219,861	21,861,582	18,219,861

Average Costs

Average housing construction costs are reported for trend purposes only and are not true cost indicators.

Statewide average housing construction costs this quarter for both single and multi-family on-site units decreased 6% to $41,475 from last quarter and dropped 22% below average unit costs recorded one year ago this time. The average construction cost for a single family unit this quarter is $46,902, 2% more than costs per unit last quarter, but 13% lower per-unit than second quarter 1985. The statewide per-unit construction cost of a multi-family apartment this quarter is $28,225, down 3% below costs reported last quarter, and 40% less than costs reported in the second quarter 1985.

TABLE 10: STATEWIDE AVERAGE ON-SITE CONSTRUCTION COSTS
(REPORTED FROM PERMITS)

STRUCTURE	1985 2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	2nd Qtr	Year To Date
S-F	54,051	40,383	43,385	44,986	45,845	46,902	46,44[illegible]
M-F	47,008	26,384	28,098	34,808	29,211	28,225	28,411
ALL UNITS	52,878	39,098	36,276	42,289	44,037	41,475	42,455

Average on-site construction costs increased in New Castle and Sussex Counties this quarter compared to last, but decreased in Kent County due to the increased number of multi-family units. New single-family average construction costs were lowest in New Castle County this quarter at $39,585, 4% above costs last quarter, and 9% above comparable construction costs one year ago this quarter.

The highest cost per single-family unit this quarter is $61,019 in Sussex County, up 6% from last quarter but 32% less than second quarter 1985. The average cost for a new single-family home in Kent County increased to $56,005, 5% more than last quarter, and 15% more than per unit costs reported for second quarter 1985.

Quarterly average construction costs by housing unit type, town and county are shown in Tables 11,12, and 13.

NEW CASTLE COUNTY

TABLE 11: AVERAGE ON-SITE CONSTRUCTION COSTS (REPORTED FROM PERMITS)

LOCATION	STRUCTURE	1985 2nd Qtr	3rd Qtr	4th Qtr	1985 Total	1986 1st Qtr	2nd Qtr	Year To Date
Bellefonte	S-F	0	0	0	0	47,000	0	47,000
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	28,333	0	28,333	0	25,000	25,000
	M-F	0	0	0	0	0	0	0
New Castle	S-F	35,000	35,714	58,500	45,154	40,320	53,280	50,040
	M-F	37,500	0	0	37,500	0	44,167	44,167
Newark	S-F	40,192	29,882	62,403	38,409	35,555	34,588	35,086
	M-F	29,300	0	0	29,300	0	20,000	20,000
Newport	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Odessa	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Wilmington	S-F	41,895	34,267	130,000	47,436	63,367	47,632	49,777
	M-F	0	0	54,444	47,425	22,500	22,500	22,500
Unincorporated Areas	S-F	36,127	37,491	38,117	36,051	37,784	39,211	38,607
	M-F	46,024	19,902	22,376	25,940	16,121	24,515	22,401
New Castle Co. TOTAL	S-F	36,439	36,937	38,670	36,374	36,029	39,585	36,939
	M-F	42,983	19,902	24,886	29,931	16,466	24,818	22,807
	ALL UNITS	37,344	35,115	34,808	35,140	35,453	36,129	34,855

KENT COUNTY

TABLE 12: AVERAGE ON-SITE CONSTRUCTION COSTS (REPORTED FROM PERMITS)

LOCATION	STRUCTURE	1985 2nd Qtr	3rd Qtr	4th Qtr	1985 TOTAL	1986 1st Qtr	2nd Qtr	Year To Date
Camden	S-F	0	34,000	0	34,167	0	0	0
	M-F	0	0	0	0	0	0	0
Dover	S-F	35,922	44,192	52,400	38,452	41,825	39,017	40,097
	M-F	0	0	18,767	18,767	0	18,767	18,767
Harrington	S-F	29,750	31,000	25,000	29,300	52,000	26,319	33,055
	M-F	0	0	0	0	0	30,343	30,344
Milford (K)	S-F	36,500	54,000	56,000	46,900	44,250	46,333	45,500
	M-F	0	0	0	0	0	96,667	96,667
Smyrna	S-F	48,192	35,260	58,317	41,734	76,552	72,371	74,462
	M-F	0	0	22,500	18,333	0	0	0
Unincorporated Areas	S-F	55,156	52,686	53,581	52,987	56,262	64,582	61,390
	M-F	0	0	22,500	22,500	0	0	0
Kent County TOTAL	S-F	48,706	47,916	51,687	47,762	53,100	56,005	54,880
	M-F	0	0	19,300	19,375	0	25,234	25,234
	ALL UNITS	48,706	47,916	37,247	14,766	53,100	44,391	46,948

SUSSEX COUNTY
TABLE 13: AVERAGE ON-SITE CONSTRUCTION COSTS
(REPORTED FROM PERMITS)

					1985	1986		Year
LOCATION	STRUCTURE	2nd Qtr	3rd Qtr	4th Qtr	TOTAL	1st Qtr	2nd Qtr	To Date
Bethany	S-F	70.535	83.044	60.567	62.573	58.824	65.530	58.824
	M-F	0	0	0	0	0	75.000	0
Bethel	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Blades	S-F	33.333	37.000	39.580	37.459	33.650	35.447	33.650
	M-F	0	0	0	0	0	0	0
Bridgeville	S-F	0	60.000	0	60.000	60.000	0	60.000
	M-F	0	0	0	0	0	0	0
Dagsboro	S-F	0	0	0	0	89.000	50.000	89.000
	M-F	0	0	0	0	0	0	0
Delmar	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Dewey Beach	S-F	0	80.000	0	80.000	0	0	0
	M-F	0	0	69.700	84.053	0	0	0
Fenwick Island	S-F	80.000	0	0	80.000	0	0	0
	M-F	0	0	0	0	0	0	0
Georgetown	S-F	36.500	48.667	42.000	31.739	44.540	54.655	44.540
	M-F	0	0	0	0	38.500	0	38.500
Greenwood	S-F	25.000	0	0	25.000	0	0	0
	M-F	0	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Laurel	S-F	36.000	0	0	36.500	0	0	0
	M-F	0	0	0	0	0	0	0
Lewes	S-F	65.078	60.467	200.882	75.129	90.250	85.851	90.250
	M-F	0	0	33.500	33.500	40.000	0	40.000
Milford (S)	S-F	72.917	0	36.050	50.906	117.500	0	117.500
	M-F	0	22.500	21.000	21.900	24.833	22.667	24.833
Millsboro	S-F	38.000	0	0	38.000	45.700	39.547	45.700
	M-F	0	0	25.000	25.000	0	90.000	0
Milton	S-F	46.000	49.000	0	47.000	39.667	76.000	39.667
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	66.250	52.967	66.143	55.900	43.667	75.000	43.667
	M-F	0	0	0	0	0	0	0
Rehoboth	S-F	58.000	0	61.200	61.286	0	0	0
	M-F	0	0	0	94.118	83.333	83.333	83.333
Seaford	S-F	0	38.436	46.667	56.484	40.340	58.900	40.340
	M-F	0	0	0	0	0	0	0
Selbyville	S-F	50.667	0	39.000	47.750	0	42.000	0
	M-F	0	7.500	0	7.500	0	0	0
Slaughter Beach	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
South Bethany	S-F	82.214	62.711	68.660	75.040	84.744	67.520	84.744
	M-F	0	0	0	0	0	0	0
Unincorporated Areas	S-F	86.584	44.864	50.742	65.141	56.159	60.575	56.159
	M-F	50.019	99.500	30.897	38.770	83.700	30.379	83.700
Sussex County TOTAL	S-F	84.299	47.750	56.621	63.515	57.411	61.019	57.411
	M-F	50.019	53.389	31.295	40.454	52.051	34.977	52.051
	ALL UNITS	75.552	48.248	38.088	53.752	56.760	68.105	56.760

UNIT PROFILE

According to the statistics below, the most popular new housing unit begun during April, May, and June, 1986 is a three bedroom single-family unit containing over 1,500 square feet of living space and heated by an electic heat pump.

Bedrooms

Of the 1,621 on-site new housing units, 43% were three-bedroom single-family units, down 14% from first quarter 1986. The four-bedroom single family home demand decreased to 15%, down 5% from last quarter. The two-bedroom multi-family unit represented 17% of total activity this quarter, up 6% from last quarter. Table 14 shows bedroom mix breakdowns per unit type by communities and counties for this quarter compared to second quarter 1985. Table 15 shows bedroom percentages by unit type.

TABLE 14: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCATION	2ND QUARTER 1985								2ND QUARTER 1986							
	1 BR		2 BR		3 BR		4 BR		1 BR		2 BR		3 BR		4 BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
New Castle	0	2	0	4	1	4	0	0	0	0	0	2	2	2	1	2
Newark	0	0	9	0	10	0	3	0	0	3	0	3	17	0	0	0
Newport	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
Odessa	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilmington	0	0	4	0	15	0	0	0	0	6	0	6	36	0	2	0
Unincorporated Areas	0	15	46	37	292	11	146	0	7	64	127	115	347	17	180	0
COUNTY TOTAL	0	17	59	41	318	15	149	1	7	73	128	126	402	19	183	2
KENT																
Camden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dover	0	0	16	0	13	0	7	0	0	24	20	30	18	6	10	0
Harrington	0	0	0	0	2	0	0	0	0	18	1	18	3	0	0	0
Milford (K)	0	0	0	0	1	0	0	0	0	1	0	2	3	0	0	0
Smyrna	0	0	1	0	9	0	1	0	0	0	0	0	6	0	1	0
Unincorporated Areas	0	0	16	0	59	0	5	0	3	0	10	0	73	0	12	0
COUNTY TOTAL	0	0	33	0	84	0	13	0	3	41	31	50	103	6	23	0
SUSSEX																
Bethany	0	0	2	0	9	0	8	0	0	0	0	2	17	6	1	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	2	0	3	0	0	0	0	0	0	0	3	0	0	0
Bridgeville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fenwick Island	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Georgetown	0	0	1	0	1	0	0	0	0	0	0	0	3	0	0	0
Greenwood	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Lewes	0	0	0	0	4	0	1	0	0	0	2	0	8	0	0	0
Milford (S)	0	0	0	0	3	0	0	0	0	3	0	3	0	0	0	0
Millsboro	0	0	1	0	0	0	0	0	0	0	4	0	4	4	0	0
Milton	0	0	0	0	0	0	2	0	0	0	0	0	3	0	0	0
Ocean View	0	0	2	0	1	0	1	0	0	0	0	0	1	0	0	0
Rehoboth	0	0	0	0	0	1	0	0	0	0	0	2	0	1	0	0
Seaford	0	0	0	0	0	0	0	0	0	0	1	0	4	0	0	0
Selbyville	0	0	0	0	3	0	0	0	0	0	0	0	1	0	0	0
Slaughter Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South Bethany	0	0	0	0	7	0	7	0	0	0	0	0	7	0	1	0
Unincorporated Areas	4	0	73	82	168	29	20	0	0	25	39	89	136	17	34	2
COUNTY TOTAL	4	0	77	82	204	30	39	0	0	28	46	96	186	28	36	2
TOTAL	4	17	165	123	606	45	201	4	10	142	205	272	693	53	242	4

TABLE 15

# Bedrooms	Single Family 1986 2nd Qtr.	Single Family 1985 2nd Qtr.	Multi-Family 1986 2nd Qtr.	Multi-Family 1985 2nd Qtr.
1	1%	1%	30%	9%
2	18%	17%	58%	66%
3	60%	62%	11%	24%
4+	21%	20%	1%	1%

Living Space

Statewide, the larger units (over 1,500 square feet) took the lead in per unit living space preference with 42% of the 1,621 on-site new units. Most (68%) of these units are in New Castle County even though only 58% of all new on-site units were in New Castle County. This could reflect the fact that less than half of the 471 multi-family starts are in New Castle County and rental properties tend to be smaller. Mid-sized new housing units (between 1,000 and 1,500 square feet) represented 40% of statewide starts and were preferred in Kent and Sussex Counties. The small units (less than 1,000 square feet) accounted for 18% of the total units statewide. More details are available on Table 16.

TABLE 16: NUMBER OF UNITS BY SQUARE FEET PER UNIT

LOCATION	1985 2ND QUARTER under 1000	1985 2ND QUARTER 1000-1500	1985 2ND QUARTER over 1500	1986 2ND QUARTER under 1000	1986 2ND QUARTER 1000-1500	1986 2ND QUARTER over 1500
NEW CASTLE						
Bellefonte	0	0	0	0	0	0
Elsmere	0	0	0	0	1	0
New Castle	0	11	0	3	5	1
Newark	9	5	9	6	17	0
Newport	0	0	0	0	0	0
Odessa	0	0	0	0	0	0
Wilmington	4	0	15	21	27	2
Unincorporated Areas	48	193	306	128	274	455
COUNTY TOTAL	61	209	330	158	324	458
KENT						
Camden	0	0	0	0	0	0
Dover	6	21	9	29	53	26
Harrington	0	2	0	34	4	0
Milford (K)	0	1	0	0	2	4
Smyrna	1	9	1	0	5	2
Unincorporated Areas	3	46	31	4	59	35
COUNTY TOTAL	10	79	41	67	123	67
SUSSEX						
Bethany	0	1	16	0	0	26
Bethel	0	0	0	0	0	0
Blades	1	2	0	1	2	0
Bridgeville	0	0	0	0	0	0
Dagsboro	0	0	0	0	0	1
Delmar	0	0	0	0	0	0
Dewey Beach	0	0	0	0	0	0
Fenwick Island	0	0	1	0	0	0
Georgetown	1	2	0	0	2	1
Greenwood	0	2	0	0	0	0
Henlopen Acres	0	0	0	0	0	0
Laurel	0	1	0	0	0	0
Lewes	0	3	2	0	6	4
Milford (S)	0	9	3	6	0	0
Millsboro	0	1	0	4	0	8
Milton	0	2	0	0	0	1
Ocean View	0	3	1	0	0	1
Rehoboth	0	1	0	0	0	3
Seaford	0	0	0	1	1	3
Selbyville	0	1	2	0	1	0
Slaughter Beach	0	0	0	0	0	0
South Bethany	0	1	13	0	2	6
Unincorporated Areas	60	174	142	51	195	98
COUNTY TOTAL	61	194	180	63	209	152
TOTAL	132	482	551	288	656	677

Heating Fuel

Electric heat (primarily via a heat pump) continues to be the most favored heat source in Delaware this quarter with 80% of the 1,621 on-site new units, a 2% decrease below last quarter, but 7% above second quarter 1985. Electric heat is the dominant heat source in all three counties. The distribution of heating sources for on-site residential construction this quarter, compared to last quarter and the second quarter 1985 is shown in Figure 1. More details are available on Table 17.

Figure 1

2nd Qtr. 1986 Fuel Comparison

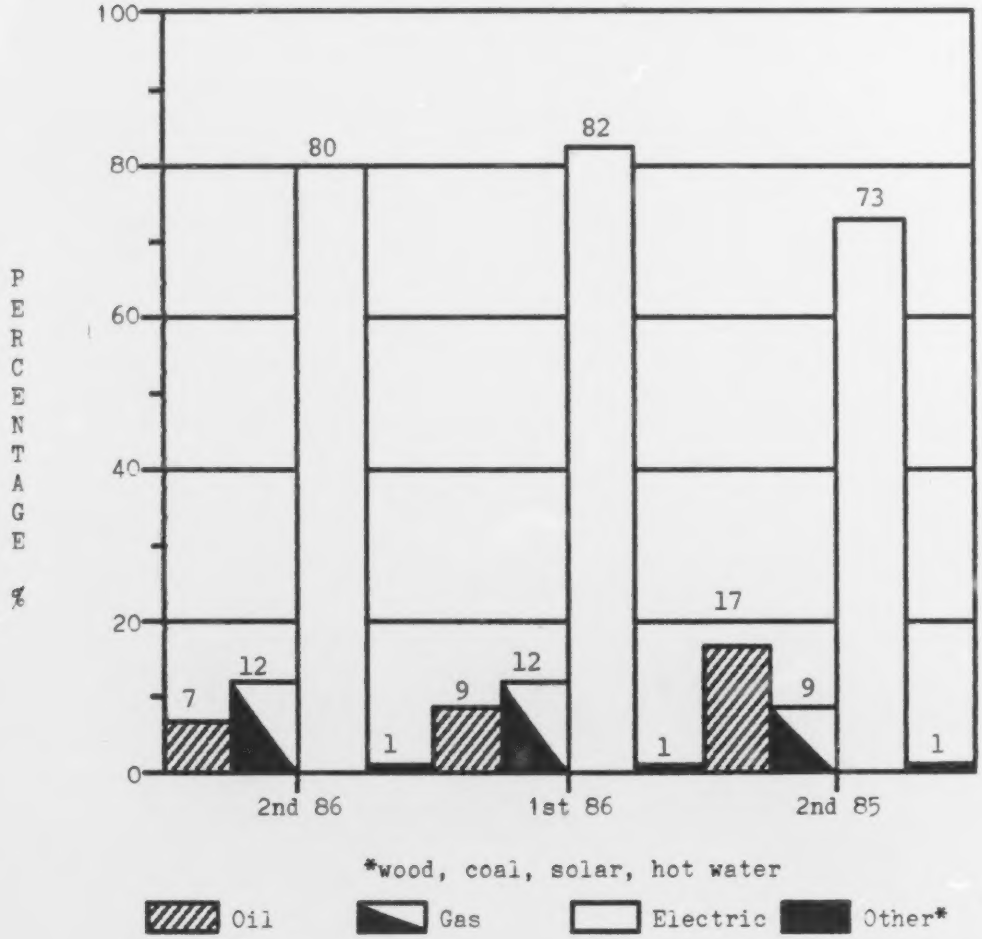


TABLE 17: HEATING FUEL IN HOUSING UNITS

LOCATION	NUMBER OF NEW UNITS WITH SPECIFIED FUEL 1985 2ND QUARTER Oil	Gas	Elec.	Other	1986 2ND QUARTER Oil	Gas	Elec.	Other
NEW CASTLE								
Bellefonte	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	1	0
New Castle	0	11	0	0	2	7	0	0
Newark	1	2	20	0	0	0	23	0
Newport	0	0	0	0	0	0	0	0
Odessa	0	0	0	0	0	0	0	0
Wilmington	0	2	17	0	0	24	26	0
Unincorporated Areas	24	74	445	4	15	58	784	0
COUNTY TOTAL	25	89	482	4	17	89	834	0
KENT								
Camden	0	0	0	0	0	0	0	0
Dover	2	12	22	0	0	87	21	0
Harrington	0	0	6	1	1	2	35	0
Milford (K)	0	0	1	0	0	0	6	0
Smyrna	0	0	11	0	0	3	4	0
Unincorporated Areas	15	2	56	7	12	10	73	3
COUNTY TOTAL	17	14	91	8	13	102	139	3
SUSSEX								
Bethany	0	0	17	0	0	0	26	0
Bethel	0	0	0	0	0	0	0	0
Blades	0	0	3	0	0	0	3	0
Bridgeville	0	0	0	0	0	0	0	0
Dagsboro	0	0	0	0	0	0	1	0
Delmar	0	0	0	0	0	0	0	0
Dewey Beach	0	0	0	0	0	0	0	0
Fenwick Island	0	0	1	0	0	0	0	0
Georgetown	0	0	2	0	0	0	3	0
Greenwood	0	0	2	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0
Laurel	0	0	1	0	0	0	0	0
Lewes	1	0	4	0	0	0	10	0
Milford (S)	0	0	3	0	0	0	6	0
Millsboro	0	0	1	0	0	0	12	0
Milton	0	0	2	0	0	0	1	0
Ocean View	0	0	4	0	0	0	1	0
Rehoboth	0	0	1	0	0	0	3	0
Seaford	0	0	0	0	1	3	1	0
Selbyville	0	0	3	0	0	0	1	0
Slaughter Beach	0	0	0	0	0	0	0	0
South Bethany	0	0	14	0	0	0	8	0
Unincorporated Areas	153	5	216	2	82	7	249	6
COUNTY TOTAL	154	5	274	2	83	10	325	6
TOTAL	196	108	847	14	113	201	1,298	9

REHABILITATED AND DEMOLISHED HOUSING

Home modifications or improvements for which permits have been issued range from adding a bathroom, bedroom or family room to substantial rehabilitation of a fire-damaged unit. Alterations and additions to existing housing units in Delaware this quarter totalled 337 at a total cost of $6,187,429, averaging $18,360 per unit.

Housing renovation work this quarter increased 6% from last quarter, but is 2% less than one year ago. The average unit cost this quarter increased 14% per home over the previous quarter, and is up 17% versus a year ago. The majority of home improvements this quarter continue to occur in Wilmington.

Table 18 shows housing renovation cost and units this quarter compared to second quarter 1985. Table 19 shows residential demolitions this quarter compared to second quarter 1985.

TABLE 18: REHABILITATION HOUSING (UNITS AND COST IN THOUSANDS)

LOCATION	1985 2ND QTR. UNITS	1985 2ND QTR. COST	1986 2ND QTR. UNITS	1986 2ND QTR. COST
NEW CASTLE				
Bellefonte	0	0	0	0
Elsmere	3	9	1	20
New Castle	0	0	0	0
Newark	5	200	4	8
Newport	0	0	1	7
Odessa	0	0	0	0
Wilmington	167	2,670	111	1,994
Unincorporated Areas	63	858	101	2,043
COUNTY TOTAL	238	3,738	215	4,072
KENT				
Camden	0	0	0	0
Dover	4	33	14	182
Harrington	0	0	0	0
Milford (K)	1	14	6	284
Smyrna	0	0	0	0
Unincorporated Areas	21	350	41	666
COUNTY TOTAL	26	397	61	1,131
SUSSEX				
Bethany	0	0	3	50
Bethel	0	0	0	0
Blades	0	0	0	0
Bridgeville	0	0	0	0
Dagsboro	0	0	0	0
Delmar	3	27	1	10
Dewey Beach	0	0	0	0
Fenwick Island	0	0	0	0
Georgetown	4	27	0	0
Greenwood	0	0	0	0
Henlopen Acres	0	0	0	0
Laurel	0	0	2	31
Lewes	10	386	8	293
Milford (s)	0	0	0	0
Millsboro	11	68	5	203
Milton	1	15	0	0
Ocean View	1	6	0	0
Rehoboth	4	98	0	0
Seaford	9	104	6	100
Selbyville	0	0	0	0
Slaughter Beach	0	0	0	0
South Bethany	5	49	1	11
Unincorporated Areas	32	488	35	287
COUNTY TOTAL	80	1,268	61	986
STATEWIDE	344	5,403	318	6,187

TABLE 19: RESIDENTIAL UNITS DEMOLISHED

LOCATION	NUMBER OF UNITS DEMOLISHED 1985 2nd Qtr	NUMBER OF UNITS DEMOLISHED 1986 2nd Qtr
NEW CASTLE		
Bellefonte	0	0
Elsmere	0	2
New Castle	0	0
Newark	0	0
Newport	0	0
Odessa	0	0
Wilmington	8	11
Unincorporated Areas	7	7
COUNTY TOTAL	15	20
KENT		
Camden	0	0
Dover	0	0
Harrington	0	1
Milford (K)	0	0
Smyrna	0	0
Unincorporated Areas	4	14
COUNTY TOTAL	4	15
SUSSEX		
Bethany	0	3
Bethel	0	0
Blades	0	0
Bridgeville	0	0
Dagsboro	0	0
Delmar	0	0
Dewey Beach	0	0
Fenwick Island	0	0
Georgetown	3	0
Greenwood	0	0
Henlopen Acres	0	0
Laurel	0	0
Lewes	0	2
Milford (S)	0	0
Millsboro	0	1
Milton	0	0
Ocean View	0	0
Rehoboth	3	0
Seaford	0	0
Selbyville	0	0
Slaughter Beach	0	0
South Bethany	0	0
Unincorporated Areas	0	0
COUNTY TOTAL	6	6
STATEWIDE TOTAL	25	41

FEDERAL ASSISTANCE

Twenty-five single-family units received federal assistance (FmHA, FHA, VA) in the form of direct loans, subsidies, mortgage insurance or mortgage guarantees in Delaware during second quarter 1986. This is an increase of 6 from last quarter., Table 20 summarizes this quarter's activity.

TABLE 20

Federal Assistance

	Farmers Home Administration	Federal Housing Administration	Veterans Administration	Total
New Castle Co.	2	4	0	6
Kent Co.	10	0	0	10
Sussex Co.	9	0	0	9
STATEWIDE TOTAL	21	4	0	25

NATIONAL HOUSING PICTURE

The U.S. Department of Commerce reports housing construction fell 7.9% in May and 0.8% in June due to rising mortgage rates, which had dropped in April to below 10%. But rates are again descending and economists see a surge in construction coming in the months ahead.

New homes and apartments were constructed at an annual rate of 1.85 million units in June. New single-family homes were sold at an annual rate of 764,000 units in May following a 5.7% April sales decline, which was widespread around the country.

Even with these setbacks, housing for the first six months of 1986 is running 9% ahead of 1985's pace. Analysts are predicting the housing industry is headed for its best year since 1978.

# # # # # # # # # #

APPENDIX A

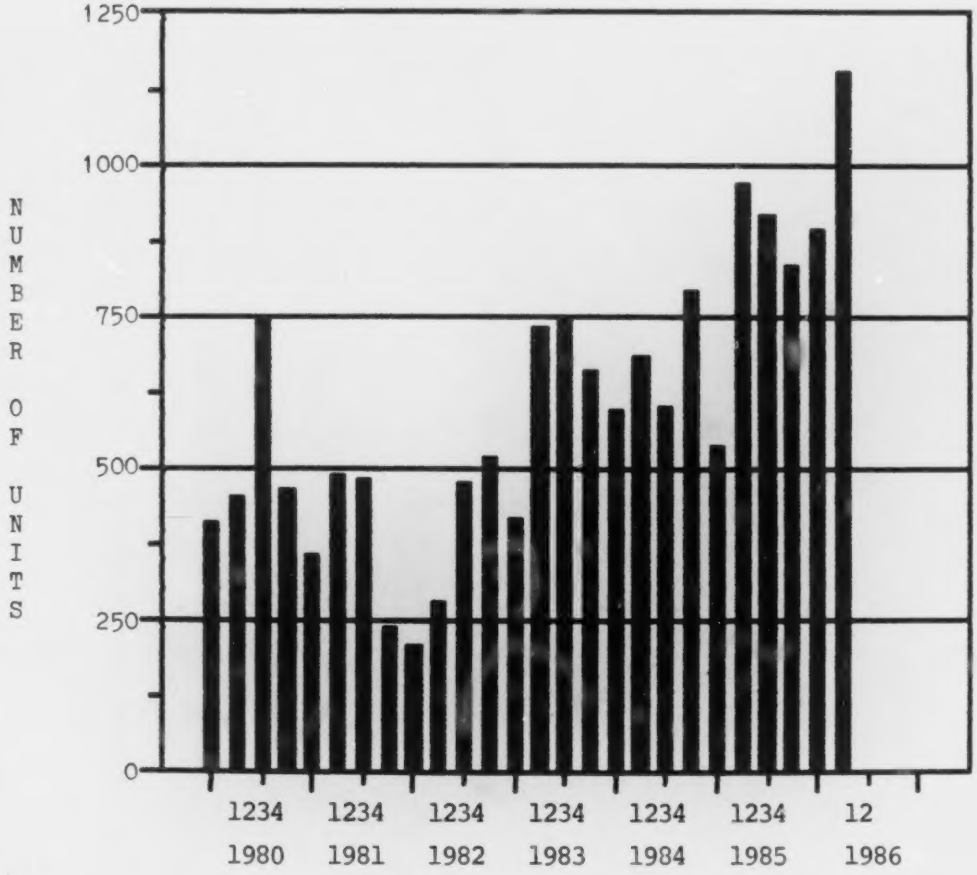
GRAPHS OF SINGLE FAMILY HOUSING PRODUCTION

1980 - 1986

(BY QUARTER)

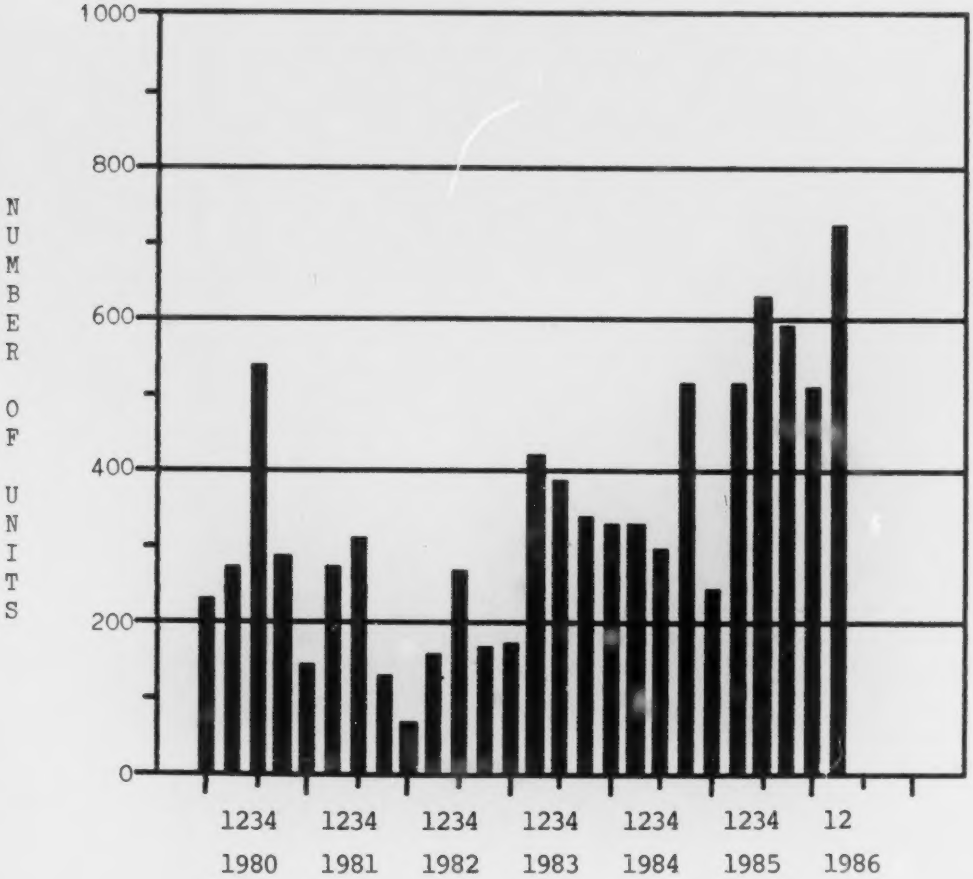
SINGLE FAMILY HOUSING PRODUCTION

STATEWIDE BY QUARTER



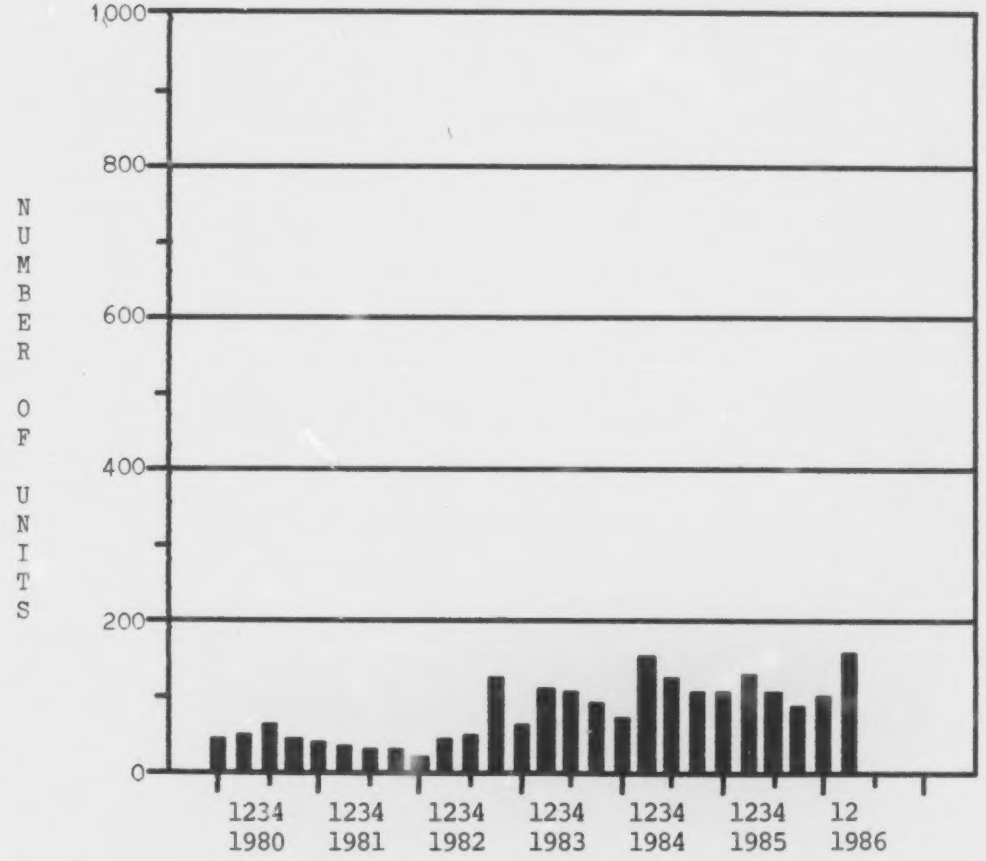
SINGLE FAMILY HOUSING PRODUCTION

NEW CASTLE COUNTY BY QUARTER



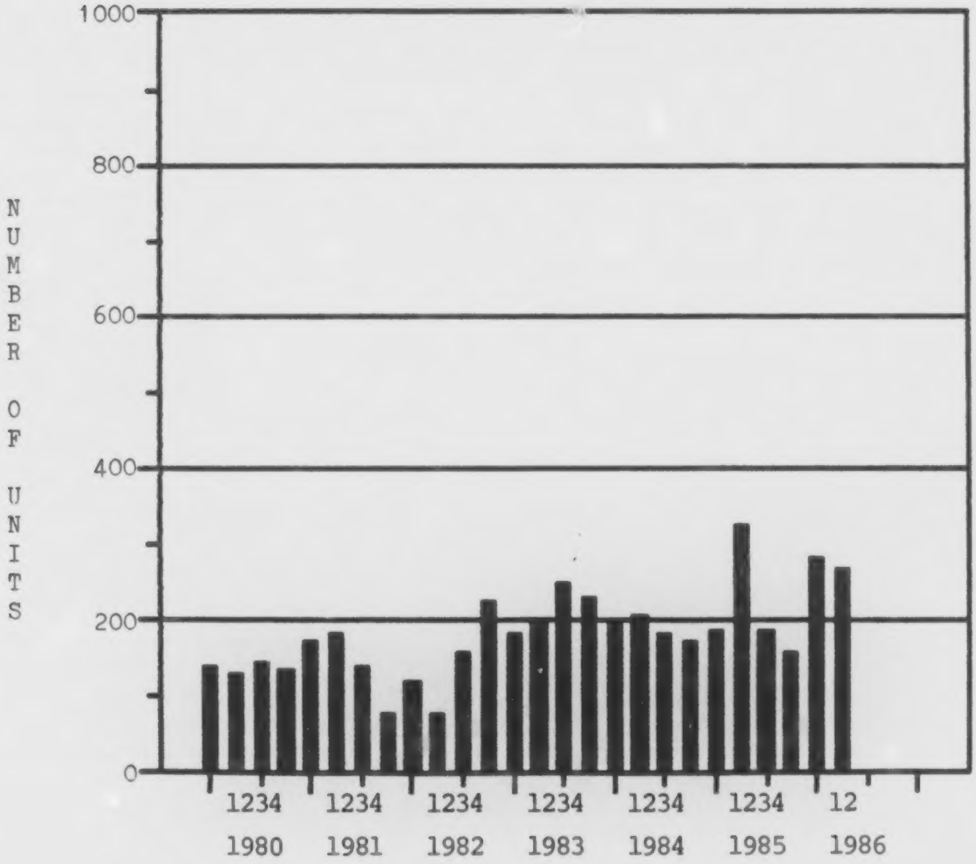
SINGLE FAMILY HOUSING PRODUCTION

KENT COUNTY BY QUARTER



SINGLE FAMILY HOUSING PRODUCTION

SUSSEX COUNTY BY QUARTER



APPENDIX B

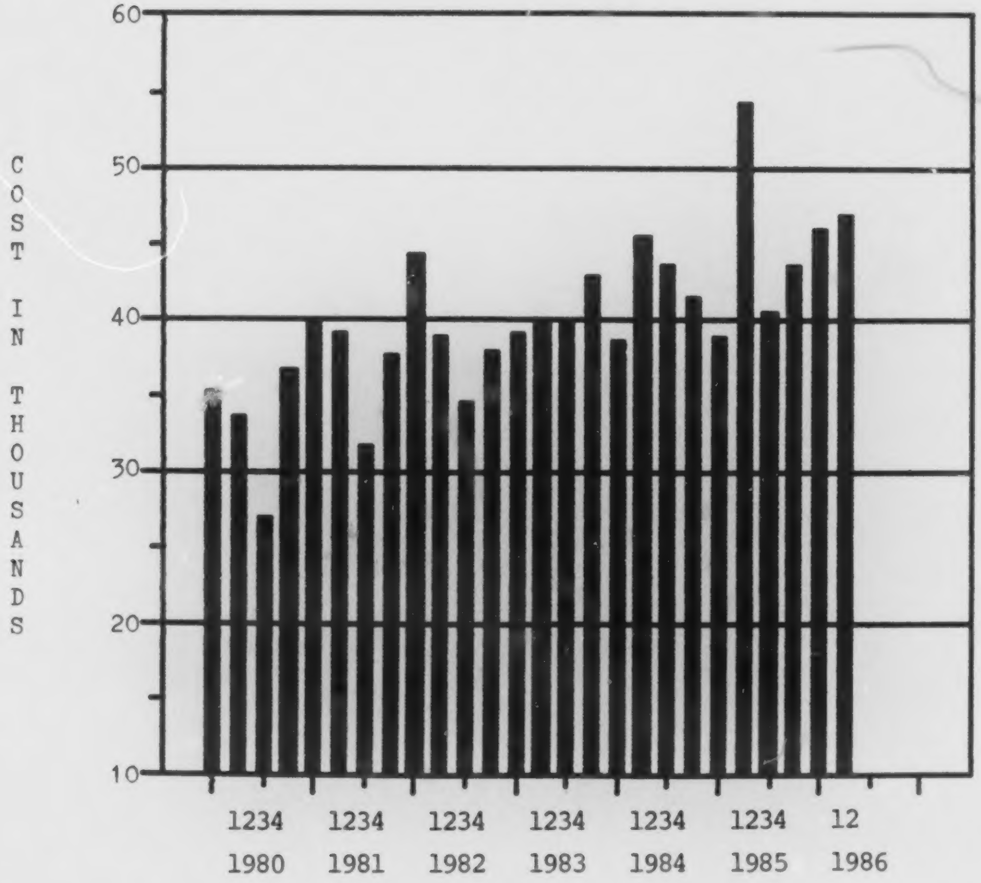
AVERAGE BUILDERS' COST OF A SINGLE FAMILY HOME

1980 - 1986

(BY QUARTER)

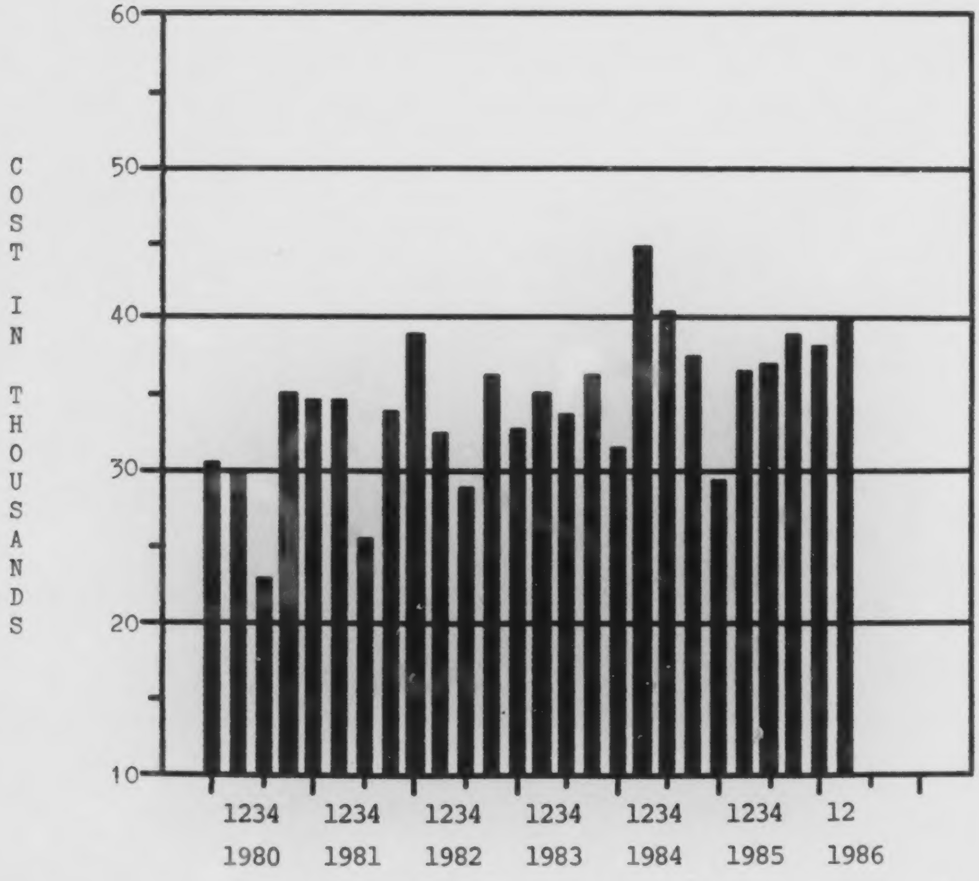
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

STATEWIDE BY QUARTER



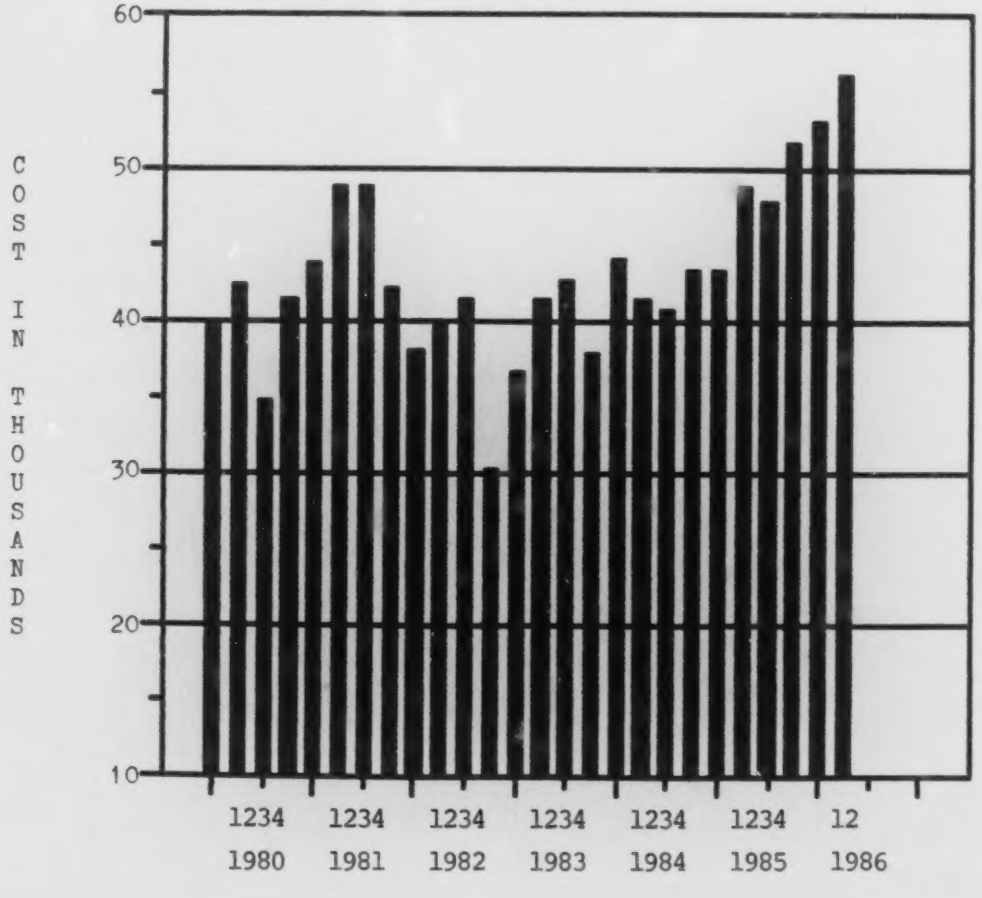
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

NEW CASTLE COUNTY BY QUARTER



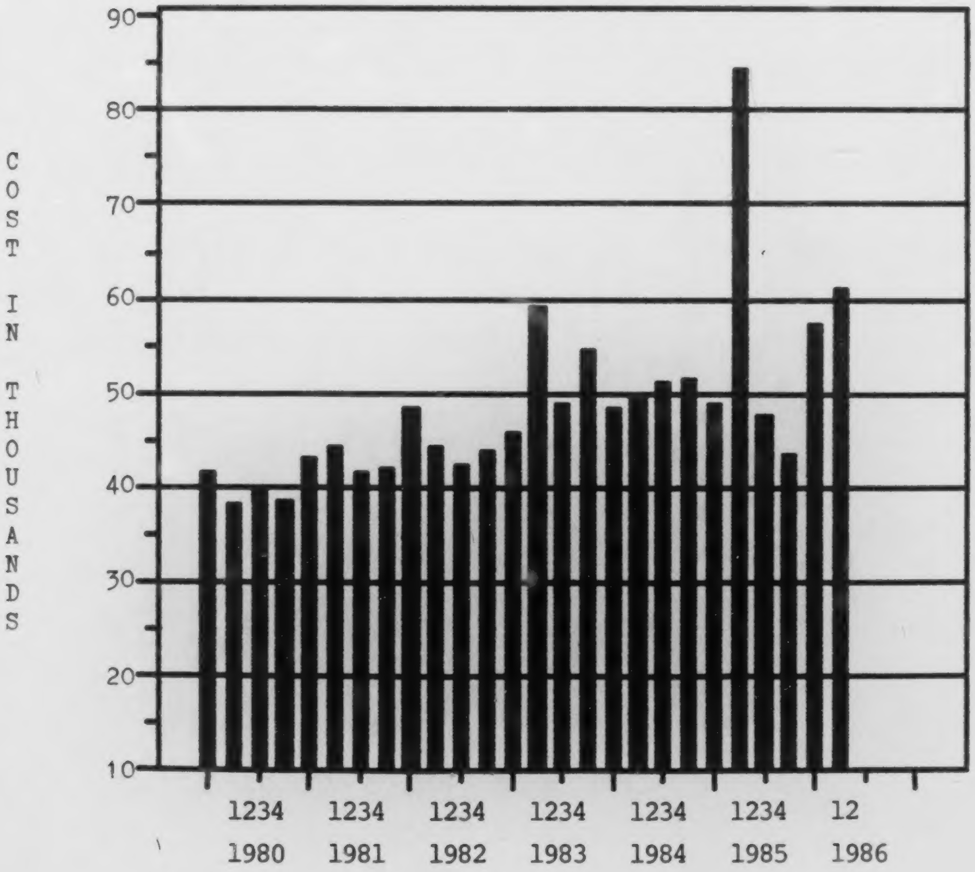
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

KENT COUNTY BY QUARTER



AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME

SUSSEX COUNTY BY QUARTER



The cooperation of local building permit offices in supplying data for this report is gratefully acknowledged.

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